

FILED GREENVILLE CO. S. C.

DEC 8 8 41-AM 1961

OLLIE FARRSWORTH R.M.C.

State of South Carolina, }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: I, Gertrude P. Lawson,
have agreed to sell to
Terrell P. Ayers a certain lot or tract
of land in the County of Greenville, State of South Carolina, known and designated as lot
No. 38 of Section D, according to plat of Woodside Mill village, which plat is re-
corded in the office of Register of Mesne Conveyance in and for the State and County
aforesaid, in Flat Book W at Page 116, reference to which is craved for metes and
bounds,

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of FIVE THOUSAND (\$5000.00) - - - - - Dollars in the following manner
\$1000.00 at the time of signing this contract, receipt of which is hereby acknowledged,
assumption of balance due on mortgage given by John C. Carnes et al to General Mortgage
Co. April 1, 1960 Recorded in Vol. 457, Page 165, viz. \$1537.71 as of Dec. 1, 1961, the
balance to be paid \$100. per mo., to be first applied to interest, balance to principal
until the full purchase price is paid, with interest on same from date at six (6) per cent. per annum
until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as
principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceed-
ings of any kind, then in addition the sum of reasonable amount dollars for attorney's fees, as is
shown by his note of even date herewith. The purchaser agrees to pay all taxes while this
contract is of force. The purchaser to be given the right to anticipate payment in part
or in full at any time.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
or within 30 days thereof
due / she shall be discharged in law and equity from all liability to make said deed, and may
treat said Terrell P. Ayers as tenant holding over after termination,
or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if
already paid the sum of FOUR HUNDRED EIGHTY (\$480.00) - - - - - dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, I have hereunto set hand and seal this 28 day of
November A. D. 1961

In the presence of

C. Victor Pyle
Janet B. Garrett

Gertrude P. Lawson (SEAL)
(SEAL)

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