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JAN 28 1 00 PM '72

The State of South Carolina
COUNTY OF GREENVILLE

ALLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Robert W. Edwards and James O. Edwards.

..... have agreed to sell to
w.
Boyd Mayes & Barbara J. Mayes..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, All that lot of land in the Town of Fountain Inn, County of Greenville, State of South Carolina on the northern side of Babb Street and being known as lot no. 5 according to the black-book records of Greenville County and being more fully described, to-wit: Beginning at a point on the northern side of Babb Street, joint front corner of property of the grantor and property formerly owned by J. E. Presley and running thence S 87-50 W, 79.2 feet, more or less; thence N 11 W, 429 feet, more or less; thence S 80-50 E, 79.2 feet more or less; thence S 1 E, 409.2 feet, more or less to the beginning corner.

Being the same property conveyed the grantor in deed book 136 at page 243.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of \$2750.00 - - - - - Dollars in the following manner \$25.00 this date/ \$300.00 upon return of 1970 income tax no later than March 15, 1972 and the balance at the rate of \$50.00 per month, due on the 10th of each month.

until the full purchase price is paid, with interest on same from date at 7% 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 proceedings of any kind, then in addition the sum of all cost incurred ~~dollars~~ for attorney's fees, as is shown by this note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. Taxes will be paid to Robert W. and James O. Edwards while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said Boyd Mayes & Barbara J. Mayes as tenant holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of monies paid at time of default ~~dollars per year~~ for rent, or by way of liquidated damages, or may enforce payment of said note. *

In witness whereof, we have hereunto set out hand and seal this 11 day of January, A. D., 1972.

In the presence of: *Tommy Hunt* *Boyd H. Mayes* (Seal)
Tommy Hunt *Barbara J. Mayes* (Seal)

* In case of default, Robert W. and James O. Edwards will not be liable for payment of any costs tenants have incurred in materials and/or labor in repairs or cleaning of said property.