

GREENVILLE CO. S. C.

Vol 1001 p 637

The State of South Carolina  
COUNTY OF GREENVILLE

To: Della Coyle Helton  
Della Coyle Helton

KNOW ALL MEN BY THESE PRESENTS: I, Jewell E. Brooks

..... have agreed to sell to  
Della Coyle Helton ..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, being two lots identical as  
recorded by deeds to Jewell E. Brooks from Betty P. Anglin and recorded in R.M.C.  
Office in Book 968 Page Page 33 and In Book 968 at Page 34. This Bond for Title  
covers the exact property as recorded in these two Real Estate Titles.

and execute and deliver a good and sufficient warranty deed therefor on condition that..... shall

pay the sum of Three Thousand and no/100..... Dollars in the following manner  
cash downpayment of \$100.00 and a like payment of \$100.00 cash on the 15th day of  
February, 1976 and a like payment of \$100.00 cash on the 15th day of each and every  
successive month thereafter until paid in full. Payments shall first apply to interest  
and then to principal. Any payment that is not made within 90 days of due date shall  
nullify and void this purchase agreement.

until the full purchase price is paid, with interest on same from date at 7 1/2 per cent, per annum  
until paid to be computed and paid ~~annually~~ monthly, 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 10% of amount due ..... dollars for attorney's fees, as is  
shown by a certain note... of even date herewith. The purchaser... agrees to pay all taxes 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..... I ..... shall be discharged in law and equity from all liability to make said deed, and may  
treat said Della Coyle Helton ..... as tenant... holding over after termination,  
or contrary to the terms of ..... said ..... lease and shall be entitled to claim and recover, or retain if  
already paid the sum of ..... total amount paid ..... 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 my hand... and seal... this 22 day of  
December ..... A. D., 19 75

In the presence of:  
Linda M. Galloway .....  
Joe A. Phillips .....  
J. Wallace Brooks ..... (Seal)  
Evelyn A. Brooks ..... (Seal)  
(For Lower Release only)

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