

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 10 3 49 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS: I, Betty P. Thomas,

..... have agreed to sell to
Kevin L. McConnell and Angela K. McConnell a certain lot or tract

of land in the County of Greenville, State of South Carolina, near the City of Greenville, known and designated as Lot No. 18 on plat of property of Harry H. Palm according to plat recorded in the R.M.C. Office for Greenville County in Plat Book "B", Page 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Poplar Street, now known as Brunswick Avenue, joint front corner of Lots 17 and 18 and running thence along line of Lot No. 17 N. 67-15 W. 190 feet to an iron pin; thence continuing along the same course a distance of six feet to the center of the Branch as shown on said plat; thence along the said Branch a distance of 100.9 feet; thence S. 67-15 E. seven feet to an iron pin; thence S. 67-15 E. 153 feet to a point on the West side of Poplar Street; thence along the West side of Poplar Street N. 11-30 E. 87.6 feet to the point of beginning.

This being the same property conveyed unto Betty P. Thomas by deed of Edgar Thomas recorded in the R.M.C. Office for Greenville County in Deeds Book 628, at page 43 on June 23, 1959.

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

pay the sum of Twenty Thousand and No/100 (\$20,000.00) Dollars in the following manner

Seven Hundred and No/100 (\$700.00) Dollars in cash, the receipt is hereby acknowledged, and the balance of Nineteen Thousand Three Hundred and No/100 (\$19,300.00) Dollars due and payable in monthly payments of One Hundred Ninety-five and 77/100 (\$195.77) Dollars, beginning on September 15, 1979* until the full purchase price is paid, with interest on some from date at Nine..... per cent, per annum until paid to be computed and paid ~~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 proceedings Purchasers agree to pay a reasonable sum

of any kind. then ~~in addition to the sum of xxxxxxxxxxxxxxxxxxxxxxxxxx dollars~~ for attorney's fees, as is

shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force, including Greenville County property taxes for the year 1979 and subsequent years, and to maintain insurance coverage on said property with the Seller being shown as the loss payee thereof.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Seller shall be discharged in law and equity from all liability to make said deed, and may

treat said Purchasers as tenantS 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 all monies paid hereunder 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 our hands and seals this the 10th

August A. D., 19 79.

In the presence of:

Eugene Perry Edwards
Eugene Perry Edwards

Barbara W. Hazard
Barbara W. Hazard

Kevin L. McConnell
KEVIN L. McCONNELL, PURCHASER

Angela K. McConnell (Seal)
ANGELA K. McCONNELL, PURCHASER

Betty P. Thomas (Seal)
BETTY P. THOMAS, SELLER

*and continuing on the same day of each month thereafter until the full purchase price is paid.

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