

State of South Carolina Contract of Sale.  
County of Greenville.

This Agreement Made this 22nd day of August, 1927, between H. J. Mills, hereinafter referred to as the Seller, and J. J. Helboim and B. B. Smith, hereinafter referred to as the Purchasers,

Witnesseth:-

The Seller agrees to sell for the price of Sixty Five Hundred (\$6,500.00) Dollars, all that piece or parcel or lot of land, lying and being on the South side of Pendleton Street, in Ward 5 of the City of Greenville, County and State aforesaid, and having the following metes and bounds, to wit:-

Beginning at a union pin on the South side of Pendleton Street, 225 feet from a union pin on corner of Pendleton Street and Meminger Street; thence S. 16-15 1/2. 195 feet to a union pin at fifteen foot alley; thence with said alley N. 75-45 1/2. 75 feet to a union pin; thence N. 16-15 1/2. 195 feet to a union pin on Pendleton Street; thence with Pendleton Street S. 73-45 1/2. 75 feet to the beginning corner; being parts of lots Nos. 3 and 4 as shown by plat recorded in Plat Book 16, page 459, R.M.C. Office for Greenville County, being the same lot of land conveyed to me by deed recorded in the R.M.C. Office for Greenville County, in Volume 44, page 126.

The Purchasers hereby agree to buy said property and pay therefor to the Seller the price of Sixty Five Hundred (\$6,500.00) Dollars, as follows: Five Hundred (\$500.00) Dollars, receipt whereof is hereby acknowledged; Fifteen Hundred (\$1,500.00) Dollars one year after date; Fifteen Hundred (\$1,500.00) Dollars two years after date; Fifteen Hundred (\$1,500.00) Dollars three years after date; and Fifteen Hundred (\$1,500.00) Dollars four years after date; with interest thereon from the date hereof at the rate of seven (7%) per cent per annum, to be computed and paid semi-annually. Right is hereby given to the Purchasers to anticipate payment of the entire amount at any time.

In the event that the Purchasers should be in default for a period of thirty days in making any payment above pro-

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vided for, the Seller may, at his option, declare the entire unpaid portion of the contract price, together with interest, immediately due and payable, or may declare this contract rescinded and to be possession of the premises, retaining as rental and by way of liquidated damages the sum of Twenty Five (\$25.00) Dollars per month for each month from this date to the date of rescission of this contract.

When the sum of Two Thousand (\$2,000.00) Dollars shall have been paid to the Seller by the Purchasers, the Seller shall execute and deliver to the Purchasers a good and sufficient deed in fee simple, general warranty, and the Purchasers shall hereupon execute to the Seller a note or notes for the balance of the purchase price, to be paid as hereinabove referred to, and secure the same by a first mortgage of the premises.

The Purchasers agree that at the time the deed above referred to is delivered to them, they will execute and deliver to the Seller a good and sufficient guarantee, agreeing that the dwelling to be erected on said premises shall cost not less than Fifteen Thousand (\$15,000.00) Dollars, and that the same shall conform to the building line of the dwelling of the Seller.

Taxes for the current year are to be pro-rated as of this date, and all taxes and assessments from and after the day of the date hereof shall be paid by the Purchasers.

Witness our hands and seals this the day and year first above referred to.

H. J. Mills (L.S.)

Seller.

In the Presence of: J. J. Helboim, (L.S.)  
Henry St. Ar. Jr. B. B. Smith, (L.S.)  
H. D. Parish Purchasers.

(Over)

For Assignment To Who See Page 504 In This Book