

Wm. E. Raser Real Estate Co.
Greenville, S. C.

State of South Carolina,
County of Greenville.

Contract of Sale and Purchase.

This Agreement entered into this 27th day of March, 1933, between J. T. Arnold hereinafter called the Seller and J. A. Tolbert, hereinafter called the Purchaser, Witnesseth: That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell and the Purchaser agrees to buy, the hereinafter described lot of land at the price of This is an exchange of property \$ 8 0 0 0 Dollars. (\$ _____), of which \$5.00 has been paid in cash and the balance is payable as follows:

Arnold transferring 309 3/10 acres, more or less of land in Oaklawn Township, Greenville Co. on road leading from the Way Place on Augusta Road to Pelzer, S. C. & known as the Burnett Place & Johns lands of Hugh Madden, Jim Rice & others. There is a mortgage now on this for \$3000.00 in favor 1st Carolinas Joint Stock Land Bank which Tolbert assumes & pays to Arnold \$700.00 in cash Tolbert to have rent from farm for year of 1933.

until the purchase price is paid in full with interest on the unpaid portion from date at the rate _____ per cent. per annum to be computed and paid _____ and if unpaid to bear interest 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, the Purchaser agrees to pay 10 per cent. in addition to the amount as attorney's fee.

The seller agrees that there shall be made to the Purchaser a good warranty deed for said property.

It is agreed that all commissions are due and payable to the Wm. E. Raser Real Estate Company upon the signing of this contract.

The property hereby agreed to be sold and bought is described as follows: Tolbert desiring to Arnold House & Lot # 1415 Augusta St. City of Greenville, S. C. over which there is a mortgage in the sum of \$3000.00 which Arnold assumes. Tolbert to pay \$35.00 per month rental on this house until Jan. 1st, -34...Deeds to be made & delivered on or before 1st of May, 1933.

Witness our hands and seal the day and year above written.

Witness H. W. Razier
W. E. Raser.

J. T. Arnold Seller.
J. A. Tolbert Purchaser.

State of South Carolina,
County of Greenville.

Personally appeared before us H. W. Razier and made oath that he saw the within named J. T. Arnold & J. A. Tolbert, sign, seal and as their act and deed, deliver the within instrument, and that he witnessed the execution thereof.
Sworn to before us this 13 day of May, A. D. 1933.

H. W. Razier.

Ira A. Gresham. (SEAL)
Notary Public S. C.

Recorded this the 13th day of May, 1933, at 1:30 P. M.