

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

State of South Carolina,  
County of Greenville.

Contract of Sale and Purchase.

This agreement entered into this 8th day of Aug. 1934 between Peoples National Bank hereinafter called the Seller and J. R. Charping & L. C. Jenkins 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 Three Thousand One Hundred Dollars (\$3100.00) of which \$300.00 has been paid in cash and the balance is payable as follows: \$300.00 upon Delivery of Title the balance of \$2200.00 payable annually in 4 equal installments at 7% interest possession to be given Jan. 1st, 1934, Interest starts from this date

If title is defective contract to be void & money returned to the buyer until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of 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. Rasor Real Estate Company upon the signing of this contract.

The property hereby agreed to be sold and bought is described as follows: 53 acres of land more or less situated on P. & N. Ry about 6 miles south of Greenville between the properties of Mackey & McCue & known as the Frank Parry place & to be more fully described in papers to be made & delivered on or before Dec. 1st, 1934.

This year rent to go to Buyers.  
Witness our hands and seals the day and year above written.

Witness: W. E. Rasor, Estate of D. D. Davanport,  
H. W. Rozier. Peoples National Bank, Greenville, S.C.,  
Wm. C. Beacham, Pres. Seller  
J. R. Charping, Purchaser.

State of South Carolina,  
County of Greenville.

Personally appeared before me H. W. Rozier and made oath that he saw the within named Wm. C. Beacham, sign seal and as his act and deed deliver the within instrument, and that he with Wm. E. Rasor witnessed the execution of the same.  
Sworn to before me this 8th day of August, 1934.

H. W. Rozier.  
W. E. Rasor  
Notary Public S. C.

Recorded this the 8th day of August, 1934, at 10:20 A. M.

3 - DAY OF AUGUST 1934  
CLIC JAMES  
12:10  
1415