

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

S. C. Stamps \$0.56

This contract executed in duplicate, this ninth day of March, 1937, between the Carolina Loan and Trust Company, herein after called the Seller and W. L. Lollis, hereinafter called the purchaser.

Witnesses:

Whereas the Seller has agreed to sell and the Purchaser has agreed to buy at a total price of Fourteen Hundred (\$1400.00) Dollars, the following described Real Estate:

"All that piece, parcel or lot of land in the County and State aforesaid situate, about two miles West of Greenville Court House between Brandon and Woodside Mills, and known as Lot No. 10 on the Plat of Donwood property, recorded in office of R. M. C. for Greenville County in Plat Book A, page 462 and 463, said lot haveing a frontage on Woodside Avenue and 50 feet and a depth of 150 feet, and being the same lot conveyed to The Carolina Loan and Trust Co., by E. Inman, Master, by deed dated April 25, 1928, and recorded in Vol. 139, Page 328, R. M. C. Office for Greenville County. "

The Purchaser pays Two Hundred (\$200.00) Dollars upon signing this contract and has given his note to the Seller for Twelve Hundred (\$1200.00) Dollars balance due, of even date with these presents, payable Twenty Dollars (\$20.00) per month, beginning April 8, 1937 and continuing each month thereafter until the full amount is paid, with interest from date at the rate of 6% per annum computed and paid monthly.

It is agreed that when the Purchaser shall have reduced the principal sum down to NINE HUNDRED (\$900.00) Dollars and paid all interest due to that date, and in addition reimbursed the Seller for taxes and insurance advanced, then the Seller shall make to the Purchaser a good fee simple warranty deed and receive back a purchase money note and mortgage for the balance due.

It is further agreed that insurance and taxes for 1937 shall be prorated and the Purchaser shall pay taxes and insurance for all subsequent years, \$1200.00 insurance to be carried in favor of the Seller.

It is further agreed that time is of the essence of this contract, and that all sums paid by the purchaser shall be taken and construed as rent for said premises if the Purchaser shall become in arrears in the payment of any month's payment of the sums mentioned in the said note, in which event the Seller may surrender the said note unto the Purchaser, or may mail notice of the surrender of same to the last known address of the Purchaser and this contract of sale shall thereupon be immediately canceled and the Seller shall have the right to treat the Purchaser as tenants holding over after the lease is forfeited for non-payment of rent, or may reenter the said premises peaceable and take possession thereof, and if the Purchaser shall fail to give possession the Seller shall have the right to eject the Purchaser as tenants holding over after forfeiture of lease.

In testimony whereof the said parties have hereunto signed this contract.

In presence of:

D. B. Leatherwood
E. L. Lindsay.

CAROLINA LOAN & TRUST COMPANY
W. R. Hale, Prest. (SELLER)
W. L. Lollis (PURCHASER)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me _____ who being duly sworn says that he saw the within named Carolina Loan & Trust Company by W. R. Hale, President, and W. L. Lollis, sign, seal and as their act and deed deliver the foregoing written instrument and that he with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 11th day of March, 1937

D. B. Leatherwood (L. S.)
N. P. for S. C.

E. L. Lindsay

RECORDED MARCH 18, 1937 at 10:58 A. M. #3393