

Original

## Contract of Sale and Purchase

This Agreement between Henderson & Martin, Agts. for H. H. Willis, first party; and Ralph Brown, second party, witnesseth:

1. That the first party agrees to sell, and the second party agrees to buy the premises hereinafter described, upon the following terms:

2. The purchase price is the sum of One Hundred and Fifty Dollars, besides interest from date at the rate of no interest for one yr. per cent. per annum, payable annually until fully paid, and all taxes, assessments, and insurance premiums from the date hereof, in the following installments, to-wit: no taxes for one yr.

All that certain piece, parcel or lot of land known as Lot No. 22, containing .40 acres, in Section B of the property of H. H. Willis according to plat made by W. J. Riddle, C. E., Nov. 1939.

This property is subject to an easement of Duke Power Company's right of way. until debt, interest, taxes, assessments, and insurance premiums, including interest, payable annually upon any taxes and insurance premiums paid by the first party for the second party shall have been fully paid; provided that failure to meet three (3) successive installments as hereinabove stipulated will render the entire debt forthwith due; and upon default in payment, the first party is hereby authorized and directed to sell the said property for cash, at public auction, on the ground or in Greenville, S. C., after advertising the time and place of said sale by posting notice thereof at two or more places in Greenville County, S. C., the said notices to be posted three (3) weeks before the time fixed for the sale; and convey the premises to the purchaser at such sale in fee; and at such sale any of the parties hereto, or their assigns, may bid; the proceeds of such sale to be applied as follows: First, to costs of such sale; second, towards the payment of the balance due upon the second party's contract for the purchase of the land, besides interest thereon, and ten (10%) per cent of amount due as attorney's fees, in the event the first party shall have employed an attorney to act; and, third, the balance, if any, to the second part, his or her heirs, executors, administrators, or assigns.

3. The first party hereby covenants and agrees to execute and deliver to the second party, his or her heirs or assigns a good and sufficient title deed in fee, free of incumbrance to said premises, upon payment in full of the sums stipulated above; and, in this connection, the second party has the privilege of anticipating the unmatured installments and paying the full amount due at any time during the life of this contract.

The terms of this contract are as follows: Total purchase price \$150.00; \$10.00 cash, receipt of which is hereby acknowledged and balance \$1.25 per week until paid in full.

This property is subject to the following restrictions:

The property herein conveyed, or any part thereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood.

This property is to be used for residence purposes only, except Henderson & Martin, Agts. may sell certain lots for business purposes.

This contract binding upon the parties hereto, their heirs, administrators, executors and assigns.

Witness the hands and seals of the parties hereto, at Greenville, S. C., executed in duplicate, this 18th day of November, 1939.

In the presence of:

Adeline Cleland  
N. O. McDowell

HENDERSON & MARTIN, AGTS. FOR H. H. WILLIS  
BY: C. B. MARTIN (SEAL)  
First Party.  
his  
Ralph X Brown (SEAL)  
mark  
Second Party.

State of South Carolina,  
County of Greenville.

Personally appeared before me Adeline Cleland who being sworn says that he was present and saw Henderson & Martin, Agts. for H. H. Willis by C. B. Martin First Party, and Ralph Brown Second Party, sign, seal and as their act and deed interchangeably deliver the above written contract; and that he with N. O. McDowell witnessed the due execution thereof. Sworn to and subscribed before me this 18th day of November, 1939.

N. O. McDowell  
Notary Public for S. C.

S. C. Stamps \$0.08