

Wm. E. Rasor Real Estate Co.
Greenville, South Carolina.

State of South Carolina,
County of Greenville.

Contract of sale and Purchase

This Agreement entered into this 11th day of April, 1940, between Green Harp Cleveland hereinafter called the Seller and Vardry D. Ramseur, Jr. 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 Twelve Hundred Dollars, (\$1,200.00), of which \$75.00 has been paid in cash and the balance is payable as follows:

The purchaser is to pay thirty dollars (\$30.00) per month at six per-cent interest payable semi-annually. Monthly payments to begin June 1st, 1940.

Deeds to be delivered when six hundred and twenty five dollars has been paid on the principal, at which time the purchaser is to give to the seller a first note and mortgage for the balance due on the principal.

The purchaser reserves the right to pay as much on the principal in addition to his regular monthly payments as he desires.

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:

Lots number 260 and 259 of Traxler Park Subdivision and being located on Woodvale Avenue, near the City of Greenville, S. C. Said lots having a frontage on said street of approximately 70.5 feet each and running to a depth of approximately 210 feet each.

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

Witness: T. C. Cleveland, Jr.
L. B. Clardy, Jr.

G. H. Cleveland,
Seller
Vardry D. Ramseur, Jr.
Purchaser.

State of South Carolina,
County of Greenville.

Personally appeared before me L. B. Clardy, Jr. and made oath that he saw the within named G. H. Cleveland Vardry Ramseur, Jr. sign, seal and as his her their act and deed, deliver the within instrument; and that he with T. C. Cleveland, Jr. witnessed the execution thereof. Sworn to before me this 15 day of April, A. D. 1940.

W. E. Rasor (SEAL)

L. B. Clardy, Jr.

Notary Public, S. C.

S. C. Stamps \$0.48

Recorded April 15, 1940 at 5 P. M. #5286 BY: E.G.

For Release See Deed Book 229 Page 310 deed to Eleanor Mullinix Ramseur