

## TITLE TO REAL ESTATE

U S Building Company  
Phone 3167  
Greenville, S. C.

State of South Carolina,  
Greenville County.

## Contract of Sales and Purchase.

This Agreement entered into this 21st day of September, 1940, between M. C. Westervelt, Trustee, hereinafter called the Seller and Robert A. Martin 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 Hundred Dollars (\$300.00) of which \$50.00 has been paid in cash and the balance is payable as follows:

The purchaser agrees to pay (\$15.00) Fifteen Dollars on the 15th day of each month beginning October 15, 1940 until the balance of (\$250.00) Two Hundred and Fifty Dollars is paid in full. Taxes to be pro-rated from date of purchase.

until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of Six per cent. per annum to be computed and paid annually 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 U S Building Company upon the signing of this Contract.

The property hereby agreed to be sold and bought is described as follows:

Lot #42-Sec. C. Augusta Court, Greenville County, near the City of Greenville, South Carolina.

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

Witness:

Ira A. Giles, Jr.

J. D. Calmes

M. C. Westervelt, As Trustee (Seller)

Robert A. Martin Purchaser

State of South Carolina,  
Greenville County.

Personally appeared before me Ira A. Giles, Jr. and made oath that he saw the within named M. C. Westervelt, & Robert A. Martin, sign, seal and as their act and sign the within contract, and that he with J. D. Calmes witnessed the execution thereof.

Sworn to before me this 28th day of September, A. D. 1940.

Mary B. Beacham L. S.

J. D. Calmes.

Notary Public for S. C.

S. C. Stamps \$0.12

Recorded September 30, 1940 at 2:10 P. M. #13741 BY: E.G.