

TITLE TO REAL ESTATE

Contract of Sale and Purchase.

STATE OF SOUTH CAROLINA ,
COUNTY OF GREENVILLE .

THIS AGREEMENT entered into this 24th day of September, 1937, between A. H. Monteith, hereinafter called the Seller and C. Loyd McCrary, 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 twenty-eight hundred dollars (\$2800.00), of which \$25.00 has been paid in cash and the balance is payable as follows: the balance to be paid \$25.00 per month until one-half the purchase price is paid, when deeds are to be delivered, and the unpaid portion is to be secured by notes and mortgage against the property. The buyer reserves the right to pay all or any part of this indebtedness at any time he may see fit, the \$25.00 payments to begin upon possession of property, until the purchase price is paid in full with interest on the unpaid portion from date at the rate of 6% per cent per annum to be computed and credited semi-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.

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

House # 203, Brockman Avenue, lot on north corner of Young Street and Brockman Avenue, Sans Souci, Greenville, S.C.

Beginning at an iron pin at intersection of Young Street and Brockman Avenue, and running thence with Brockman Avenue N. 10.30 E. 65 feet, more or less, to corner of lot now or formerly belonging to Tate; thence along line of Tate's lot N. 57.25 W. 168 feet 8 inches, more or less; thence S. 12.00 W. 64 feet more or less to a stake on Young Street; thence with Young Street S. 57.25 E. 170 feet to point of beginning, and being the same lot conveyed to grantor herein by Jerry C. Coleman, et al, by deed recorded in volume 160 at page 266. The buyer agrees to maintain \$2000.00 fire and tornado insurance, and he further agrees to pay all taxes. If the buyer misses 2 consecutive payments he forfeits all Claim to the property and the money paid goes for rents to the Seller.

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

Witness

Mary Henderson

Vera E. Brockman

A. H. Monteith

Seller

C. Loyd McCrary

Purchaser

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Mary Henderson, who, having been duly sworn, says that she saw A. H. Monteith and C. Loyd McCrary sign, seal and as their act and deed, execute the within Contract of Sale and Purchase and that she with Vera E. Brockman witnessed the execution of the same.

Sworn to before me this the 8th day of October, 1941.

Martha Jordan (L.S.)

Mary Henderson

Notary Public for South Carolina.

Stamps \$1.12

Recorded October 8th, 1941 at 12:08 P.M. # 14696