

PURCHASE AND SALES CONTRACT
HALL & COX
REALTORS

GREENVILLE, SOUTH CAROLINA

DATE SEPTEMBER 28, 1943

This memorandum between C. E. Robinson, Trustee hereinafter called the Seller, and S. B. Fleming hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell the Purchaser the land hereinafter described for the sum of \$500.00 Dollars, to be paid as follows:

\$100.00 cash in hand, the receipt of which is hereby acknowledged, (\$10.00 of this amount having been paid on September 1, 1943) \$10.00 on the 28th day of October, 1943 and a like amount on the 28th day of each and every month thereafter until the full amount has been paid, deferred payments to bear interest from date at the rate of (6) Six per cent. per annum; and to be secured by note of the purchaser and mortgage of the premises, conveyance to be made when the full purchase price is paid. And the Purchaser agrees to buy the land hereinafter described and pay for same as above stated. The Seller agrees to convey by good warranty deed free from encumbrances except as above stated.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Seller shall be discharged in law and equity from all liability to make said deed, and may treat said Purchaser as tenant--holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of \$120.00 dollars per year for rent, or by way of liquidated damages.

Deal to be closed, taxes, ^{interest,} rents and insurance to be prorated as of September 18, 1943.

Description of land: All that certain lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 9, 10, 11, 12 & 13 as shown by a plat made by Dalton & Neves October, 1941. Said lots located near Southern Worsted Mill on a street known as Hall Court and running back to P. & N. Right of way.

Subject to Restrictions as Recorded.

In presence of:

Caroline McGee

C. E. Robinson, Trustee (L.S.)

Jno. R. Cheatham

S. B. Fleming (L.S.)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me John R. Cheatham and made oath that he saw the within named C. E. Robinson, as Trustee, and S. B. Fleming sign, seal and as his act and deed, deliver the within written contract for the uses and purposes therein mentioned, and that he with Caroline McGee witnessed the execution thereof.

SWORN to before me this 28
day of Sept. 1943.

Ahita Campbell (L.S.)

Jno. R. Cheatham

Notary Public, S. C.

S. C. Stamps \$0.16

Recorded Oct. 1st, 1943 at 5:35 P.M. #9547 BY:N.S.