

TITLE TO REAL ESTATE

J. B. Hall

Ralph Cox

PURCHASE AND SALES CONTRACT
HALL & COX
REALTORS

RENTALS
INSURANCE
MORTGAGE LOANS

SALES
LEASES
APPRAISALS

GREENVILLE, SOUTH CAROLINA

Date April 7, 1944

This memorandum between Jack T. Lynch hereinafter called the Seller, and Norma M. Worthy hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell the Purchaser the land hereinafter described for the sum of \$3625.00 Dollars, to be paid as follows:

\$500.00 cash in hand the receipt of which is hereby acknowledged, \$50.00 on the 7th day of May, 1944, and a like amount on the 7th day of each and every month thereafter until the sum of \$825.00 including the \$500.00 above mentioned has been paid then the balance to be paid in cash upon delivery of deed.

deferred payments to bear interest from date at the rate of six (6) 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 \$600.00 dollars per year from rent, or by way of liquidated damages.

Deal to be closed, taxes, interest, rents and insurance to be prorated as of April 7, 1944.

Description of land: All that certain lot or land in Greenville County, State of S. C., known and designated as lot #22 of a subdivision known as McCullough Heights. Plat recorded in Plat Book E, at page 95 in R. M. C. Office for Greenville County, said lot having a frontage on Grove Street of 70 feet and running back in parallel lines to a depth of 160 feet, more or less. Subject to Restrictions as Recorded.

In presence of:

E. M. Schrance
Stanley Batson

Jack T. Lynch L. S.
Mrs. Norma M. Worthy L. S.

State of South Carolina,
County of Greenville.

Personally appeared before me Stanley Batson and made oath that he saw the within named Jack T. Lynch/^{& Mrs. Norma M. Worthy} sign, seal and as his her their act and deed, deliver the within instrument and that he with E. M. Schrance witnessed the execution thereof.

Sworn to before me this 21st day of April, A. D. 1944

J. B. Hall (SEAL)

Stanley Batson.

Notary Public, S. C.

S. C. Stamps \$1.28

Recorded April 21st, 1944 at 4:10 P. M. #4207 BY: E.G.