

CONTRACT FOR DEED.
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

SUB-DIVISION

THIS AGREEMENT made and entered into this 10th day of May, 1944, by and between by Walter W. Goldsmith, Trustee, Greenville County, South Carolina, hereinafter called the Seller and Rev. Calvin C. Stewart & Wife Georgia Ann of 634 Spartanburg St. Greenville, S.C. hereinafter called the Buyer.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy, at the price and upon the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, to-wit:

Lots 10 & 11 Street One Block Off of Spartanburg Road having a frontage of 100 ft. with a uniform of 234 ft.
as shown on plat of _____ which is duly recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book O, at page 15, reference to which is hereby made; and the said property is sold and shall be conveyed subject to the following restrictions, covenants and conditions, to-wit:

The purchase price which the Buyer shall pay for the said lots is the sum of \$595.00, which money shall be paid as follows: \$25.00 in cash, the receipt of which is hereby acknowledged; and the balance shall be paid in monthly installments of \$8.00 each, beginning one month from this date, the deferred payments to bear interest at the rate of 6% per annum.

All deferred payments are to be made at The South Carolina National Bank, at Greenville, S. C.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the seller covenants to convey the said property or cause the same to be conveyed to the buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of thirty (30) days default by the buyer in making any of the payments herein provided for, then, at the option of the seller all rights and interest of the buyer under this agreement may thereupon be declared terminated by the seller, and in such event all money paid by the buyer under the provisions of this agreement may be retained by the seller as rental of said property, and said contract shall thereafter be cancelled, or the seller may take and enjoy any other remedy which may be proper in the premises.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

Witness:

M. W. Fore
Martha Bruce

WALTER W. GOLDSMITH, TRUSTEE.

BY: Walter W. Goldsmith (SEAL)
Seller.

Rev. Calvin C. Stewart (SEAL)
Buyer

Georgianna Stewart (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Martha Bruce, who, being duly sworn, says that she saw Walter W. Goldsmith, Trustee, by Walter W. Goldsmith, sign the foregoing Contract for Deed, and that she with M. W. Fore, witnessed the execution thereof.

Sworn to before me this 8th day of July, 1944

E. M. Blythe (L. S.)

Martha Bruce.

Notary Public for S. C.

S. C. Stamps 24¢

Recorded July 22nd, 1944 at 11:47 A. M. #7813 BY: E.G.