

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

THIS CONTRACT Made and entered into at Greenville, South Carolina, this the 1st day of December, 1945, by and between Evalyne P. Gentry, hereinafter designated as the Seller, and Bessie Thompson and Eugene Smith, hereinafter designated as the Purchasers,

WITNESSETH That the Seller has agreed to sell and does hereby sell unto the Purchasers the property hereinafter described at and for the purchase price or consideration of Twenty-Three Hundred (\$2300.00) Dollars, Three Hundred (\$300.00) Dollars of which has been paid by the Purchasers, and the receipt of which is hereby acknowledged, said deferred portion of the purchase price in the amount of Two Thousand (\$2000.00) Dollars to be paid by the Purchasers to the Seller as follows: One Hundred (\$100.00) Dollars on the 1st day of January, 1946 and a like amount on the first day of each succeeding month thereafter until said Two Thousand (\$2000.00) Dollars shall have been paid in full. The deferred portion of said purchase price to bear interest at the rate of six (6%) per annum, payable monthly. The Purchasers agree to purchase said property, and do hereby purchase same upon the terms and conditions hereinabove set out and agree to pay unto the Seller for said property the amount above specified, and to be payable as hereinabove provided for.

It is agreed that the Purchasers shall pay taxes on the within described property from date hereof and shall insure the buildings on said premises in a reputable insurance company in an amount of not less than Two Thousand (\$2000.00) Dollars with mortgagee clause in favor of the Seller and shall deliver said policy to the Seller. In the event the Purchasers fail to carry said insurance the Seller shall have the right to insure said property in her name and to charge the cost or expense of same against the within contract, and such amount so paid shall be included in and secured by the within contract.

Upon full payment of said purchase price and full performance of all conditions contained herein the Seller hereby binds and obligates herself, her heirs, executors, administrators and assigns to execute and deliver unto the Purchasers a good and sufficient deed conveying said property free and clear of all liens and encumbrances.

The property herein concerned is described as follows:

All that certain parcel or lot of land in the City of Greenville, County and State aforesaid on the east side of Douglas Street known and designated as Lot No. 6 of the J. C. Milford estate as shown by plat of same recorded in the R.M.C. Office for Greenville County in Plat Book "H", at page 121.

Witness our hands and seals at Greenville, S. C. this the 1st day of December, 1945.

Signed and sealed in duplicate in the presence of:

W. B. McGowan

C. G. Moore

Evalyne P. Gentry (L.S.)
SELLER

Bessie Thompson (L.S.)
PURCHASER

Eugene Smith (L.S.)
PURCHASER

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

Personally appeared before me C. G. Moore and made oath that he saw the within named Evalyne P. Gentry, Seller, and Bessie Thompson and Eugene Smith, Purchasers, sign, seal and as their act and deed deliver the within Contract, and that he with W. B. McGowan witnessed the execution thereof.

C. G. Moore

Sworn to and subscribed before me this 1st day of December, 1945.

W. B. McGowan
Notary Public, S. C.

S. C. Stamps 80¢

Recorded December 1st 1945 - at 11:25 o'clock A.M. #14176