

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

This contract made and entered into at Greenville, S. C., this 31st day of August 1945, by and between Evalyne P. Gentry hereinafter designated as the Seller and L. M. Wise, hereinafter designated as the purchaser. WITNESSETH:

In and for the consideration of \$6700.00 to be paid the Seller by the Purchaser as hereinafter specified, the Seller agrees to sell and does hereby sell unto the purchaser the property hereinafter described. The purchaser agrees to purchase and does hereby purchase said property and agrees to pay unto the Seller as the Purchase price or consideration therefor the sum of \$6700.00 payable as follows:

\$50.00 upon the signing of these presents, \$1,000.00 on October 1st, 1945, together with an additional monthly payment of \$50.00 and \$50.00 in monthly succession thereafter on the 1st day of each month until paid in full. Interest on the deferred balance of the purchase price to be computed and paid annually for a period of two years from date hereof at the rate of five percent (5%) per annum and thereafter annually, until the completion of this contract, at the rate of four (4%) per annum. On each anniversary of this contract interest as above provided for shall be credited and the remaining portion of the total annual payment shall be credited on the principal.

It is further understood and agreed that taxes on said property for the current year are to be pro-rated as of the date of this contract the purchaser assuming responsibility and agreeing to pay all taxes levied and assessed against the property for the remainder of the current year and all years thereafter. It is further understood and agreed that the purchaser shall insure the buildings on said premises in a responsible and reputable fire insurance company in an amount not less than six thousand dollars, (\$6,000.00), with mortgagee clause payable to Seller, and upon default of the purchaser to provide such insurance the seller shall have the privilege of insuring said property in her own name and charging the cost or expense thereof to the purchaser, the charge of the cost or expense to be secured by this contract.

Upon default of the purchaser to comply with the terms and conditions hereof and to make the monthly payments as herein provided for, the within contract shall terminate and cease and all right of the purchaser hereunder shall be terminated and the seller shall have the right of retaining all payments made hereunder as liquidated damages by way of rent. However, there shall be no default in payment of said \$1000.00 until forty five days after date, and no default in payment of said monthly payments of \$50.00 for a period of six months after due date thereof in case of sickness of the purchaser.

Upon full and complete performance of all of the terms and conditions contained herein and upon payment of the purchaser of the monthly payments of all payments herein provided to be made to the Seller, the Seller hereby agrees and binds herself, her heirs, executors, administrators and devisees and assigns to execute and deliver unto the purchaser a good and sufficient deed conveying said property to the purchaser in fee simple, free and clear of liens and encumbrances.

The purchaser shall have the privilege of making additional payments in any amount and on any monthly payment date.

It is further understood and agreed that in case of the death of the Seller, all payments herein provided for shall be made by the purchaser to Mrs. Shirley S. Parker.

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 Eagle Ave., more particularly described as follows:

Beginning at an iron pin on the East side of Eagle Ave., corner of lot heretofore sold to Karns and running thence along line of Karns lot S. 73-18 E. 70 ft. to iron pin; thence N. 27-50 E. 57.6 ft. to iron pin; thence N. 69-11 W. 95 ft. to iron pin on the East side of Eagle Ave., thence with Eagle Ave., S. 5-07 W. 56 ft. to the point of beginning.