

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

This contract made and entered into at Greenville, South Carolina, by and between J. D. Robbins, hereinafter designated as the Seller and William Dorns and Dianh Dorns, hereinafter designated as the Purchasers,

WITNESSETH:

The Seller agrees to sell and does hereby sell unto the purchasers at and for the consideration hereinafter specified and upon the terms hereinafter stated, the following described property:

"All that certain lot of land in the City of Greenville, County and State aforesaid on the north side of King St., being designated as #205 King St., and being shown as lot #12, Block 2, page 26 of the City Plat Book. Said lot has a frontage of 69 feet on King St., with a depth of 99 feet, more or less, and a rear width of 63 feet, more or less, and is the same property as that conveyed to the Seller by F. S. Hendricks Inc., by deed dated July 6, 1944, recorded in the Greenville County R.M.C. Office in Deed Book 266, page 175."

The purchasers agree to purchase and do hereby purchase said property and agree to pay unto the Seller as a purchase price therefor the sum of \$4,867.00, payable as follows: \$250.00 in cash upon the signing of these presents on September 1, 1944, and \$70.00 on the first day of each succeeding month thereafter until \$1500.00 shall be paid in, together with interest on the <sup>out</sup>standing balance at the rate of 6% per annum, payable monthly. Upon \$1500.00 having been paid in on said purchase, the seller agrees and binds himself to execute and deliver unto the purchasers, a good and sufficient deed conveying said property in fee simple, free and clear of liens and encumbrances, upon the purchaser executing to him a first mortgage on said property securing the balance of the purchase price, which mortgage shall be payable in monthly instalments of \$70.00 per month until paid in full, together with interest at the rate of six per cent per annum payable monthly.

It is further agreed that the purchasers shall have the privilege or option of anticipating or paying in full at any time the entire amount represented by the within contract or note and mortgage above mentioned.

It is further agreed that the Seller shall carry \$4500.00 fire insurance on said property and the purchasers are to reimburse him for the premiums during the life of the within contract and thereafter during the life of said above mentioned mortgage, said insurance, however, may be reduced from time to time but to a figure not less than the outstanding balance due on this contract or said mortgage

It is further understood and agreed that during the life of this contract the purchasers are to pay all taxes on said property, said taxes and insurance, however, are to be pro-rated as of September 1, 1944.

Should the purchasers default in payment of monthly payments provided by the within contract for a period of more than sixty days, said contract shall cease and terminate and all interest of the purchasers in said property shall be forfeited and all payments made on said contract shall be retained by the Seller as liquidated damages.

The parties hereto bind themselves, their heirs, executors and administrators and assigns, to the full and faithful performance of all provisions and conditions contained herein.

WITNESS OUR Hand and seals at Greenville, South Carolina, this first day of September, 1944.

WITNESS:

W. B. McGowan

Helen H. Owens

J. D. Robbins, SELLER (L.S.)

William Dorns, PURCHASER (L.S.)

Dinah X Dorns, PURCHASER (L.S.)  
mark

SELLER'S SIGNATURE

(Over)