

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE (

CONTRACT

THIS AGREEMENT made and entered into this 19th day of November, 1946 by and between M. H. Lackey, hereinafter referred to as SELLER, and T. A. Gilstrap and Dorothy Z. Gilstrap, hereinafter referred to as PURCHASERS,

W I T N E S S E T H:

That the Seller does hereby agree to sell and the Purchasers agree to buy at a price of Forty-five Hundred (\$4500.00) Dollars the following described lands, to wit:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on King Street, being known and designated as Lot No. 9 on plat of property of Price & Patton Land Company, which is recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 33, reference to which is hereby made for a more complete description.

Said Purchase Price of \$4500.00 is to be paid as follows: \$30.00 per month on the first day of each and every month, beginning December 1, 1946, and continuing through November 1, 1950, and the balance to be paid on December 1, 1950, with the privilege to the Purchasers to anticipate the payment of the whole or any part thereof at any time, with interest from December 1, 1946 at the rate of six per cent per annum, to be computed and paid monthly.

It is also understood and agreed that the purchasers are to pay to the Seller during the running of this contract the premiums on a life insurance for \$3,000.00 issued on the life of T. A. Gilstrap, the annual premium to be prorated and one-twelfth thereof paid each month in addition to the above payments.

It is also understood and agreed that the Purchasers are to pay the fire insurance premium on the Policy covering the dwelling situate on said lot and shall keep the same insured for an amount satisfactory to the Seller, not exceeding \$4500.00, and the Purchasers are to pay the taxes on said property from the date of this contract and at their expense make necessary repairs to the property consisting of painting the outside of the house with one coat of good grade paint installing screens in said house and painting the ridge rows on the roof.

It is further understood and agreed that time is of the essence of this contract and that all sums paid by the Purchasers shall be taken and construed as rent for said premises if the purchasers shall become in arrears in the payment of any payments provided for herein, in which event the Seller may notify the Purchasers by mail at their last known address of the cancellation of this contract, and shall have the right to treat the Purchasers as tenants holding over after lease is forfeited for non-payment of rent, or may re-enter said premises peaceably and take possession thereof, and if the Purchasers fail to give possession, the Seller shall have the right to eject the Purchaser as tenant holding over after forfeiture of lease.

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

In the Presence of:  
Lewis R. Williams  
S. E. Colvin, Jr.

M. H. Lackey (L.S.)  
SELLER

F. A. Gilstrap (L.S.)

Dorothy Z. Gilstrap (L.S.)  
PURCHASERS

*Cancelled*  
*1949*  
SATURDAY, NOVEMBER 29, 1946  
RECORDED IN BOOK OF RECORDS  
M. C. COOK GREENVILLE COUNTY, S. C.  
AT 10 O'CLOCK A. M. NO. 15194