

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS AGREEMENT entered into this May 9, 1947, between Mary A. Johnson, the Seller, and T. C. Batson, the Purchaser, at Greenville, S. C.

In consideration of the purchase price hereinafter expressed and the mutual covenants and agreements herein contained, the said Mary A. Johnson hereby agrees to sell unto the said T. C. Batson the following described property.

All that certain tract of land located in Greenville Township, County and State aforesaid, on the Pelham Road near the municipal airport and according to a survey made by C. M. Furman, Jr. having the following metes and bounds:

Beginning at the corner of Marshall Vaughan's land and thence running with his land S 29-10 E 447 feet to a corner; thence N 55-40 E 86.62 feet to a corner; thence N 20-40 W 438 feet to the Pelham Road; thence with the Pelham Road S 64-40 W 151.1 feet to the beginning corner containing $1\frac{1}{2}$ acres, more or less.

Excepted from this conveyance is that portion in the rear of the above property which was conveyed by Julia L. Wallace and Hattie Gilyard to Clarence Harrison on January 14, 1939, by deed recorded in Vol. 209 at Page 137.

This is the same property conveyed by E. Inman, Master, to Mary A. Johnson, on January 20, 1947, by deed recorded in Vol. 306 at Page 73.

The Purchaser hereby agrees to pay to the Seller the sum of Two Thousand Two Hundred Fifty (\$2,250.00) Dollars, of which Four Hundred (\$400.00) Dollars has been paid (receipt of the same being hereby acknowledged) and the balance remaining shall be paid by the Purchaser to the Seller at the rate of Seventeen (\$17.00) Dollars per month, commencing one month from the date of this contract and continuing on the same monthly date thereafter until the entire balance shall have been paid. The unpaid purchase price shall bear interest at the rate of 6% per annum to be computed and paid monthly at the same time the principal payments herein provided are to be paid.

The Seller agrees to convey by good warranty deed a fee simple title to the premises above described when one-half of the purchase price shall have been paid by the Purchaser to the Seller.

The privilege of anticipation is granted.

Upon such conveyance the unpaid portion to the purchase price shall be secured by a mortgage given by the Purchaser to the Seller embodying the same terms as this contract or such other terms as may be mutually agreed upon.

The Purchaser hereby agrees to keep the premises insured against fire in an amount equal to the unpaid portion of the purchase price and the Purchaser further agrees to pay all taxes and assessments due against the property from the date of this contract.

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

(As to Seller, Mary A. Johnson)
Elizabeth R. Austin
J. M. Wells

Mary A. Johnson
Seller
T. C. Batson
Purchaser

(As to Purchaser, T. C. Batson)
John C. Henry
J. M. Wells