

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

THIS AGREEMENT made and entered into this 27th day of May, 1947 by and between Mozelle G. Shives, Party of the First Part, and Florence Fleming, Party of the Second Part,

W I T N E S S E T H:

That the said Mozelle G. Shives is the owner of a certain lot of land situated on the Southeast side of Maloy Street just outside the corporate limits of the City of Greenville, said lot of land has a frontage of Twenty-five (25) feet on the Southeastern side of Maloy Street and is shown on plat of property of Mozelle G. Shives made in May, 1947 by Dalton & Neves, Engineers. There is situated upon this lot a frame house known as 305-A Maloy Street.

The said Mozelle G. Shives has offered and agreed to sell said property for the sum of Seventeen Hundred and Fifty (\$1750.00) Dollars and the said Florence Fleming has agreed to purchase the same for the price above named.

The said Florence Fleming has paid at this date upon the purchase price for said property the sum of \$490.00, receipt of which is hereby acknowledged, and does expressly agree, promise and bind herself to pay to the said Mozelle G. Shives the balance due of \$1260.00 in 42 monthly installments of \$30.00 each, the first installment being due and payable July 1, 1947 and one of the remaining installments falling due and payable on the 1st day of each and every month thereafter until the said balance of \$1260.00 shall have been fully paid, together with interest on the same at the rate of six per cent (6%) per annum, payable semi-annually. It is expressly understood that the said Florence Fleming shall have the right to pay any part or all of the balance due upon the purchase price at any monthly period.

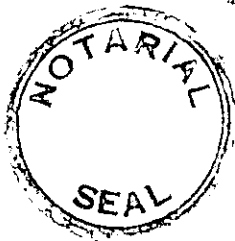
When the entire purchase price for said property, with interest thereon, has been fully paid, the said Mozelle G. Shives agrees to make, execute and deliver to the said Florence Fleming a good valid deed of conveyance for said property.

It is expressly understood and agreed that if default is made in any of the monthly payments hereinabove provided for and required to be made, the said Mozelle G. Shives shall have the right to declare this contract terminated and to retain all payments made as rent for the property and/or as liquidated damages for the breach of this contract.

Witness our hands and seals this the day and year above written.

Signed, sealed and delivered  
in the Presence of:

Aubrey C. Shives  
Lillie Robinson  
J. D. Shives  
W. E. Wickliffe  
N. P. for S. C.



Mozelle G. Shives (SEAL)  
Party of the First Part.  
her  
Florence X Fleming (SEAL)  
mark  
Party of the Second Part.

State of South Carolina,  
County of Greenville.

Personally appeared before me J. D. Shives and made oath that he saw the within named Mozelle G. Shives sign, seal and as her act and deed, deliver the within instrument, and that he with Aubrey C. Shives witnessed the execution thereof.

Sworn to before me, this 9th  
day of June, A. D. 1947.

J. D. Shives.

W. E. Wickliffe (SEAL)  
Notary Public, S. C.

