

JAN 1 10 02 AM 1948

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

OLLIE FARNSWORTH  
R. M. C.

CONTRACT of PURCHASE and SALE.

MEMORANDUM OF AGREEMENT made at Greenville, South Carolina, this the 9th day of July 1947, by and between R. R. Stokes, Party of the First Part, hereinafter sometimes called the Seller, and Hugh Talbot, Party of the Second Part, hereinafter sometimes called the Buyer,  
WITNESSETH:

The Seller has sold to the Buyer, and the Buyer has bought of the Seller, the following described real estate:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the South side of Gentry Street, being known and designated as the front or Northern portion of lot No. 17 as shown on Plat of property of C. E. Briscoe, recorded in the R. M. C. Office for Greenville County in Plat Book "F", page 166, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Gentry Street and the Southwest corner of lot No. 16, and running thence along the line of lot No. 16, S. 55-30 E., 80 feet to a stake at corner of lot conveyed by Ludie Larkin Howard and Mirdell Howard to Lize Burnett by Deed recorded in the R. M. C. office for Greenville County, in Deed Book 220, page 269; thence along the line of said lot conveyed to Liza Burnett, S. 34-55 W., 50 feet to a stake in line of lot No. 18; thence along line of lot No. 18, N. 55-30 W., 80 feet to a stake on the South side of Gentry Street; thence along the South side of Gentry Street, N. 34-53 E., 50 feet to the beginning corner.

It is understood and agreed that this lot is conveyed subject to a seven-foot right-of-way along the Northern side thereof adjoining lot No. 16, being the right-of-way conveyed to Liza Burnett by Deed recorded in the R.M.C. Office for Greenville County, in Deed Book 220, page 269.

The above lot is shown on Township Block Book as Lot No. 31 in Block 4, page 235.

The price agreed upon to be paid by the Buyer and accepted by the Seller is Three Thousand Dollars (\$3,000.00), payable as follows: \$250.00 to bind the trade, the receipt whereof being hereby acknowledged; the balance of Two Thousand Seven Hundred Fifty Dollars (\$2,750.00) to be paid \$35.00 on the 10th day of August 1947, and \$35.00 on the 10th of each and every month thereafter until the full amount of principal and interest has been paid. Deferred payments to draw interest at the rate of 6%, payable monthly. From each monthly payment the interest shall be first paid and the balance credited as a principal reduction. The Buyer is granted the right to anticipate, either wholly or in part, at any time before maturity.

Taxes for 1947 to be prorated as of the date of this Contract; the Buyer is to pay taxes thereafter. The Buyer also agrees to carry Fire Insurance with extended coverage, sufficient to cover his indebtedness to the Seller, at all times, and to pay the premiums for such insurance.