

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. )

CONTRACT OF SALE

THIS AGREEMENT Made and entered into this 21st. day of July, 1948 by and between EVA Z. JONES, hereinafter called the Seller and CARL B. MASON, hereinafter called the Purchaser,

W I T N E S S E T H :

For and in consideration of the sum of Fifty (\$50.00) Dollars in hand paid, the receipt of which is hereby acknowledged, Seller herein agrees to sell to the Purchaser, and the Purchaser agrees to buy from the Seller, subject to the terms and stipulations hereinafter set forth, the following described property:

"All that certain piece, parcel or lot of land known and designated as Lot #53 on Washington Avenue, in that section lying between the old Easley Bridge Road and Sumter Street, near the City of Greenville, S. C., being the same property conveyed to the Seller in 1948 by deed of Nona C. Squires, which lot has a frontage on Washington Avenue of 68 feet and a depth of 200 feet."

1. The Seller agrees and contracts to fully complete a five-room frame house, with composition roof, which is now being constructed on said property in order that the purchaser may secure an F.H.A. mortgage loan covering said lot and house in an amount not less than \$5300.00. It is expressly understood and agreed that this condition constitutes an integral part of the consideration for this contract, and in the event that upon completion of the dwelling said dwelling is not approved for an F.H.A. loan in the amount above specified, then in that event this contract shall be declared null and void and of no effect. It is agreed, however, that in the latter event the seller may retain the \$50.00 paid upon the execution of this contract as liquidated damages.

2. The Seller further agrees to make the following specific additions to the dwelling house:

- (a) Hardwood floors throughout
- (b) Tile floor in bath room
- (c) Inlaid linoleum or tile floor in kitchen
- (d) Cement Porch