

FEB 11 3 10 PM 1949

VOL 373 PAGE 65

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.
CONTRACT FOR SALE UPON BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS:

That we, William S. H. Piper and Ruth M. Piper, hereinafter designated as the Sellers, and John Q. Hambright and Lena R. Hambright, hereinafter designated as the Purchasers, do hereby enter into this contract for sale and bond for title.

The sellers bargain, covenant, and agree to sell, and the purchasers hereby bargain, covenant and agree to buy, that lot of land known and designated as all of Lot #66 and the eastern one-half of Lot #65 adjacent to lot #66, of the property of University Park in the City of Greenville, South Carolina, as shown on a plat recorded in Plat Book P at page 127 in the R. M. C. Office for Greenville County. The consideration for said sale is \$1,742.50 to be paid as follows: \$300.00 cash paid by the sellers at the execution of this agreement, the receipt of which is hereby acknowledged by the sellers, and a balance of \$1,442.50, as evidenced by a personal note executed by the purchasers to the sellers, payable \$50.00 per month on the first day of each and every month commencing March 1, 1949, and continuing thereafter until paid in full. Interest shall be paid at the rate of 5% from date payable monthly, but the said \$50.00 monthly payment shall include both interest and principal, payments being applied first to interest and the balance to principal. The purchasers are given the express right to anticipate in full or in part at any time.

The sellers agree to execute a good warranty and fee simple deed to the purchasers upon the payment of the full purchase price.

The sellers agree to pay the 1949 State, County and City taxes and the purchasers agree to pay all taxes commencing with the year 1950 during the life of this contract.

It is agreed that time is the essence of this contract and if payments under this contract are not made when due, upon two months default thereof, the sellers at their option shall be discharged in Law and equity in all liability to make said deed and may treat all payments here under and retain the same as liquidated damages, or at their option the sellers may enforce payment of said Note and Specific Performance of this contract.