

STATE OF SOUTH CAROLINA

JUL 17 11 02 AM 1959

CONTRACT FOR SALE AND BOND FOR TITLE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS:

We, William S. H. Piper, by his Attorney in Fact, Ruth M. Piper, and Ruth M. Piper, hereinafter designated as the Sellers, and Robert L. Welborn, hereinafter designated as the purchaser, do hereby enter into this contract for sale and bond for title.

The sellers bargain, covenant and agree to sell and the purchaser bargains, covenants and agrees to buy that lot of land known and designated as Lot Nos. 56 and 57 of the property of University Park on Bradley Boulevard in the City of Greenville, South Carolina, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book P at page 127. The consideration for said sale is ^{Seven Hundred} One Thousand/Ninety (\$1,790.00) Dollars payable Five Hundred (\$500.00) Dollars with the execution of this contract, and the receipt of which is hereby acknowledged, and the balance payable in the amount of One Thousand Two Hundred Ninety (\$1,290.00) Dollars in monthly installments of Fifty (\$50.00) Dollars commencing December 15, 1949 and continuing thereafter on the first day of each and every month until paid in full, said payments to be applied first against interest and the balance against the principal. Interest shall be paid from date at the rate of Five (5%) percentum and the purchasers are given the right to anticipate in full or in part at any time.

The sellers agree to execute a good warranty fee simple deed to the purchaser upon payment of the full purchase price and the seller, Ruth M. Piper, in consideration of the down payment, expressly agrees to renounce the dower right in and to the above property.

The sellers agree to pay the 1949 State, County and City taxes unless said deed is executed and delivered during the calendar year, in which event taxes shall be pro-rated. The purchaser agrees to pay all taxes subsequent to the year 1949 during the life of this contract.

It is agreed that time is the essence of this contract and if payments thereunder are not made when due, the sellers at their option may upon two months default in payments, be discharged from all liability in law and equity to make said deed and the down payment shall be considered as liquidated damages and the monthly