

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C.

THIS AGREEMENT made and entered into this 2nd day of December, 1950  
by and between Northside Development Co. Greenville County,  
South Carolina, hereinafter called the Seller and James D. Vaughn of  
Greenville, S. C. hereinafter called the Buyer.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy, at the price and upon the terms hereinafter set forth, the following described lot(s) or parcel of land situate in the County of Greenville, State of South Carolina, to-wit: Lot No. 80 Street Vanderbilt Circle  
as shown on plat of Northside Development Co., which is duly recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, at page 121, reference to which is hereby made; and the said property is sold and shall be conveyed subject to restrictions as recorded in R. M. C. Office for Greenville County, S. C.

The purchase price which the Buyer shall pay for the said lot(s) is the sum of \$ 900.00, which money shall be paid as follows: \$ 100.00 in cash, the receipt of which is hereby acknowledged; ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ and the balance shall be paid in monthly installments of \$ 15.00 each, beginning Jan., 15, 1951 ~~XXXXXXXXXXXX~~ days from this date, the deferred payments to bear interest at the rate of 6% per annum.

All deferred payments are to be made at 505 Masonic Temple, Greenville, S. C.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental of said property, and said contracts shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire agreement between the Seller and the Buyer relative to the property described herein.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

WITNESS:

Northside Development Company

Virginia Richardson

BY Hamlin Beattie Secretary (SEAL)  
Seller

Mary W. Crymes

James D. Vaughn (SEAL)  
Buyer

Buyer to have privilege of anticipating any or all deferred payments at any time. (SEAL)

State of S. C.  
County of Greenville

Personally appeared before me Virginia Richardson and made oath that within named Northside Development Co. by Hamlin Beattie, its Secretary, as Seller and James D. Vaughn as Purchaser sign seal and as their act and deed execute the above written contract and that she with Mary W. Crymes witnessed the execution thereof.

Sworn to before me this 5th day of January, 1951  
Mary W. Crymes Recorded January 11th. 1951 At 3:21 P. M. #924  
N.E. for S.C.

State of South Carolina  
Greenville County

For value, I hereby assign, set over and transfer unto H. C. Bates the within contract of purchase. Witness my hand and seal this July 20, 1951

In the presence of: James D. Vaughn (Seal)  
G. M. Wells  
Mary W. Crymes

Personally appeared before me Mary W. Crymes and made oath that she saw the within named James D. Vaughn sign, seal and as his act and deed deliver the within written assignment, and that she with G. M. Wells witnessed the execution thereof.

Sworn to before me this 30th day of October A. D. 1951  
Mary W. Crymes

G. M. Wells (Seal)  
N.E. for South Carolina