

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

JAN 30 4 1 PM '51
CONTRACT OF SALE

THIS AGREEMENT made and entered into this 26 day of January, 1951, by and between F. M. Hough hereinafter referred to as the "Seller", and Thomas R. Miller, hereinafter referred to as the "Buyer", both of Greenville, South Carolina,

W I T N E S S E T H :

The Seller agrees to sell to the Buyer and the Buyer agrees to purchase from the Seller the following described property:

All that certain piece, parcel or lot of land with the improvements thereon situate in the City of Greenville, County and State aforesaid on the East side of Wilton Street, being the rear portion of Lot 5 as shown on Map No. 2 on Plat of Mountain City Land and Improvement Company recorded in Deed Book WVV, page 542, R.M.C. Office for Greenville County, S.C., and having a frontage on the East side of Wilton Street of 59 feet more or less, a depth on the North and South side of 96 feet more or less and being approximately 55 feet across the rear. Being the same conveyed to Seller by deeds recorded in Deed Book 422, page 49 and Deed Book 330, page 69.
 the purchase price to be the sum of Seventy-five Hundred and No/100 (\$7500.00) Dollars payable \$ 375.00 upon the execution of this contract, receipt of which is hereby acknowledged, and the balance of \$ 7125.00 to be due and payable on or before March 26th, 1951.

Upon payment of the full purchase price above setforth the Seller agrees to execute and convey to the Buyer a good fee simple general warranty deed subject only to such existing rights-of-way and easements for utilities purposes and to such property restrictions as may be of record in said R. M. C. Office affecting this property.

The Seller agrees that he will keep the buildings on said property insured against loss by fire (with extended coverage endorsement attached) for not less than \$ 6000⁰⁰ until delivery of said deed or the expiration date of this contract whichever shall first occur.

It is agreed that City, State and County taxes will be pro-rated as of date of delivery of said deed, together with any any and all rents affecting this property.

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