

23 10 1951

THE STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE.

This agreement made and entered into this the 23 day of February 1951 by and between Romeo B. Dean, the Father, and hereinafter referred to as Seller and his son Romeo B. Dean, Jr., and hereinafter referred to as Buyer,

WITNESSETH:-

That for and in consideration of the money to be paid and subject to all of the terms, conditions, covenants and agreements hereinafter contained, together with the lien of the mortgage now on said below described premises, the Seller has and does hereby agree to sell and convey to the Buyer and he has agreed to buy and pay the Seller for the same, to wit:

That certain lot of land, with the improvements thereon, situate on the East side of Pettigru Street, near its intersection with East North Street, in the city and county of Greenville, South Carolina, fronting said Pettigru Street sixty feet, more or less, and running back to Richland Creek, bounded on both sides by the lands of Mrs. Pearle G. Dean, the wife and mother, respectively, of the parties hereto, and bears the street number 710.

That the purchase price for said property is the sum of Six thousand dollars, payable as follows: twenty five dollars one month from the date hereof, and the same amount on the same date in each and every consecutive month thereafter, until the full purchase price has been paid, there being no interest charges.

That the mortgage above referred to as being a lien on said property, shall be and remain the obligation of the Seller and he will pay and satisfy the same.

That the Buyer will at his own proper costs and charges, keep the premises and improvements thereon in good repair and shall pay all taxes assessed against the same during the pendency of this agreement and will also keep the buildings insured against fire and with extended insurance, in an amount as may be the largest that may be granted by a dependable Insurance Company. That this agreement shall not be sold or assigned by either party hereto, nor any respective interest therein, without the written consent of both the parties hereto.

The Buyer will promptly meet the payments herein designated and do and perform any and all the other obligations herein contained, but if there be any default in the doing and performance of them or any of them, then the Seller shall be privileged, at his option, to cancel this agreement, retake possession of said property and if in as good condition as when this agreement is made, reasonable wear and tear by use and the elements excepted, will refund the Buyer a sum equal to the monthly payments he shall have made and pay to him the reasonable cost of any permanent improvements made to the buildings thereon, less any wear and depreciation in value, due to usage or damage from any cause.

Upon the Buyer keeping and performing each and every term or condition, stipulation and agreement herein contained, then when the full purchase shall have been paid as and in the manner aforesaid, the Seller will execute and deliver to the Buyer, his heirs and assigns a good and marketable title, by deed, and will in the meantime free the same from any and all encumbrances now on said property.

State of South Carolina
County of Greenville

This bond for title is hereby cancelled this 1st day
of March, 1956.

Witness

Romeo B. Dean, Jr.
Romeo B. Dean

SATISFIED AND CANCELLED OF RECORD
20 DAY OF July 1956