

PUTMAN-BAUMGARDNER

Realtors

BOOK 436 page 129
8 Dill St.
Amoy Spinning Co.

Greenville, S. C.

STATE OF SOUTH CAROLINA
County of Greenville.

CONTRACT OF SALE AND PURCHASE

THIS AGREEMENT entered into this 27 day of February 1951
between H. L. Baumgardner called the Seller
and Luther Dickerson, Jr. hereinafter called the Purchaser.

Witnesseth: That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell and the Purchaser agrees to buy, the hereinafter described lot of land at the price of Nineteen hundred & fifty DOLLARS, (\$1,950.00), of which \$200.00 has been paid in cash and the balance is payable as follows:

\$50.00 monthly payments will be made on the 27th of each following month until the balance is reduced to \$1,450.00 and then the payments will be \$25.00 per month (deed will be delivered when balance is \$1,450.)

until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of 6 per cent, per annum to be computed and paid monthly and if unpaid to bear interest at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, the Purchaser agrees to pay 10 per cent, in addition to the amount as attorney's fee.

The Seller agrees that there shall be made to the Purchaser a good warranty deed for said property with dower renounced.

It is agreed that all commissions are due and payable to Putman-Baumgardner upon the closing of this transaction.

All taxes and insurance will be pro rated.

The property hereby agreed to be sold and bought is described as follows:

One three room house located on Calhoun Avenue, being lot #67, Parker Heights, as shown in plat book "P" on page 43. Lot size: 50' x 150'.

(It is understood and agreed that the purchaser will carry fire insurance on the house in the amount of \$1,750.00).

Witness our hands and seals the day and year above written.

Witness: Jack Owens
Lennie Jumbly

H. L. Baumgardner
Luther Dickerson, Jr. Seller
Purchaser

Dorothy Mae Dickerson