

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

CONTRACT OF SALE

THIS AGREEMENT made and entered into this 23rd day of July, 1951, by and between C. SARIDES, hereinafter referred to as the "Seller", and C. KIRBY HAMMOND, hereinafter referred to as the "Purchaser", both of Greenville, South Carolina;

W I T N E S S E T H :

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

All that lot of land with the improvements thereon situate on the Southeast side of Augusta Street, in the City of Greenville, South Carolina, fronting 50 feet along the Southeast side of Augusta Street, and running back in parallel lines to a depth of 100 feet, together with all rights which the Seller may have in and to the party walls on the Northeast side and the Southwest side of said lot, being designated as No. 25 Augusta Street, and is the same property that was conveyed to the Seller by deed of Tharace M. Baker, et al, dated June 10, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 249, at page 314;

the purchase price to be the sum of Thirty-seven Thousand and No/100 (\$37,000.00) Dollars, of which Five Thousand and No/100 (\$5,000.00) Dollars is paid, and the balance of Thirty-two Thousand and No/100 (\$32,000.00) Dollars to be paid on or before ninety (90) days from the date hereof. There are at present two (2) mortgages held over this property by Elizabeth I. Herndon, as Executrix under the will of John N. Herndon, deceased: one in the amount of \$5,000.00, and one in the amount of \$12,500.00, and an additional mortgage in the amount of \$3,000.00 held by James M. Gilfillin, and the Purchaser may, at his option, assume all or any one of these mortgages and the amount so assumed may be deducted from the amount remaining due hereunder.

Upon payment of the full purchase price, the Seller agrees to execute and convey to the Purchaser, or to such person or persons as he may designate, a good fee simple warranty deed, subject to any mortgages which the Purchaser may elect to assume and subject further to any existing rights-of-way and 1951 State and County and City taxes, which taxes are to be prorated as of the date of transfer of title.

The Seller agrees that he will keep the buildings on the property