

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CONTRACT OF SALE

This Agreement entered into this 9<sup>th</sup> day of June, 1952, by and between Lawson Scott and Martha S. Scott, hereinafter called the Sellers, and H. Grice Hunt, hereinafter called the Purchaser,

## W I T N E S S E T H:

(1) The Sellers agree to sell to the Purchaser the land hereinafter described for the sum of Thirty Thousand Five Hundred and no/100 (\$30,500.00) Dollars, payable as follows: Fifteen Hundred and no/100 (\$1,500.00) Dollars at the signing of these presents, receipt whereof is hereby acknowledged, and the balance of Twenty-Nine Thousand and no/100 (\$29,000.00) Dollars on January 2, 1953, provided, however, that on January 2, 1953, the Purchaser shall be credited with One Hundred and no/100 (\$100.00) Dollars toward the balance due on this contract which the Purchaser has previously paid the Sellers for an option on this property.

(2) Upon payment of the purchase price as aforesaid the Sellers are to make conveyance to the Purchaser by fee simple warranty deed free and clear of all liens and encumbrances the following described real property:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Southwesterly side of Augusta Street, in the City of Greenville, S. C., being shown as the major portion of Lot No. 3 on the plat of the property of Mrs. Mary B. Lewis as recorded in the RMC Office for Greenville County, S. C. in Plat Book "E", page 213, said lot fronting 112.9 feet on the Southwesterly side of Augusta Street and having a depth of 375.3 feet on the Southeasterly side, a depth of 411.5 feet on the Northwesterly side, and being 77.9 feet across the rear. This constitutes all of Lot No. 3 on said plat except that portion heretofore conveyed to Lewis Askew and Bettie Lucille Askew as shown by the deed recorded in Deed Book 348, page 265.

(3) The Sellers are to pay all taxes up to but not to include January 2, 1953, and the Purchaser thereafter; the Sellers are to pay all assessments up to but not to include January 2, 1953, and the Purchaser thereafter.

(4) This property is being sold for business use and is presently zoned by the Planning & Zoning Commission of Greenville, S. C. as