

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

CONTRACT OF SALE

Plat 53

This agreement entered into this 4th day of September, 1952, by Claude Hale and Bernie Fanning, as Executors of the Estate of Mary E. Brady, hereinafter referred to as Sellers, and T. L. Howard, hereinafter referred to as Purchaser.

WITNESSETH

The Sellers agree to sell and the Purchaser agrees to buy, for the sum of Six Thousand Seven Hundred (\$6,700.00) Dollars the house and lot situate at 2705 Buncombe Street, County of Greenville, State of South Carolina, and being more particularly described as follows:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about 2 1/2 miles from Greenville County Court House, on the old Buncombe Road, and known and designated as part of Lot No. 4 on a plat recorded in the R.T.C. Office for Greenville County in Plat Book A, Page 396 and 397, and having the following courses and distances as shown on said plat:

BEGINNING on the Buncombe Road, joint corner of Lots 3 and 4; thence in a southwesterly direction 151 feet to an iron pin on a 10-foot alley; thence along said alley in a northwesterly direction 73.6 feet to joint corner of Lots Nos. 4 and 5; thence in a northeasterly direction 190 feet to Buncombe Road; thence along Buncombe Road S. 22-0 E. 30 feet to the beginning corner.

The terms of said sale are One Thousand and No/100 (\$1,000.00) Dollars in cash upon the execution of this agreement, receipt of which is hereby acknowledged, and the balance in full on or before January 2, 1953.

It is agreed that possession of said premises will be delivered within thirty (30) days from the date hereof.

Taxes and insurance for the year 1952 are to be prorated as of the date of the execution of this agreement, but the proration shall not take place until final settlement.

In the event that the purchaser defaults in the performance of this agreement of which time is declared to be of the essence, then it is understood and agreed that the Sellers will retain as liquidated damages the amount of One Hundred and No/100 (\$100.00) Dollars per month from the execution of this agreement.

The Sellers agree to deliver to the Purchaser, upon receipt of the full purchase price, a good, fee simple, marketable title by Warranty Deed.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year above written.

IN THE PRESENCE OF:

[Signature]
[Signature]

Claude Hale

Bernie Fanning
 As Executors of the Estate of Mary E. Brady

SELLERS

T. L. Howard
 PURCHASER