

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) MAY 14 9 01 AM 1953)
CONTRACT OF SALE AND PURCHASE

This agreement made and entered into this the 14 day of May, 1953 by and between Ernest C. Vernon of Travelers Rest, S. C., hereinafter referred to as the Seller and J. G. Taylor of Greenville, S. C., hereinafter referred to as the Purchaser,

W I T N E S S E T H

That the Seller agrees to sell and the Purchaser agrees to buy the tract and boundary of land described below on the following terms to-wit:

1. At and for the consideration of \$2500.00 payable
 - (a) \$1000.00 in cash on this date, the receipt whereof is hereby acknowledge by the Seller.
2. The balance of \$1500.00 on September 2, 1953, the deferred payment to be without interest.
3. The Purchaser is authorized to enter into possession promptly and begin such improvements as he wishes to make on the execution of this agreement, and it is specifically represented to him by the Seller that the Seller has good title and that there are no liens and encumbrances against the property except a \$1500.00 mortgage to Eunice A. Baswell dated September 2, 1952 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 539, page 295, which mortgage is to be satisfied, and a general warranty deed delivered conveying the property free of all liens and encumbrances on the date this transaction is closed.
4. The property covered by this contract of sale and purchase is described as follows to-wit:

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, north of the Town of Travelers Rest, near the Pleasant Retreat School, and having the following metes and bounds, to-wit:

BEGINNING at a point in center of County Road, joint corner with lot of N. Dwight Looper, and running thence S. 33 E. 560 feet, more or less, along the center of said road to point in line of John White property, thence S. 46 E. 10.65 chains to stone; N. M. thence S. $6\frac{1}{4}$ W. 12.25 chains to iron pin; thence N. 88 $\frac{5}{8}$ W. 11.60 chains to stone on branch; thence N. 8-52 E. 11.50 chains to stone; thence N. 22 E. 8.50 chains to ash (gone) on branch; thence N. 75 E. 60 links to black gum, o. m.; thence N. 1 W. to point, joint corner with lot of N. Dwight Looper, thence N. 71-58 E. 718 feet along line of lot last mentioned to the center of said Road, the point of beginning and containing Thirty Two and $\frac{40}{100}$ (32.40) acres, more or less.

The above is the same property conveyed to the Seller by B. F. Tumb-
lin by deed dated July 2, 1951 and recorded in the R. M. C. Office for
Greenville, County, S. C. in Deed Book 438, page 16.

TO THE FAITHFUL PERFORMANCE of this agreement, each of the parties do hereby bind themselves, their heirs, executors, administrators and assigns.