

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) 9 12 1954 CONTRACT FOR SALE OF REAL ESTATE

WHEREAS Julius F. Smith is the owner of a certain tract of land hereinafter described, and

WHEREAS Oscar Newsome is desirous of purchasing said land,

NOW THEREFORE this agreement made and entered into this 17th day of June, 1954, by and between Julius F. Smith, hereinafter referred to as Seller, and Oscar Newsome, hereinafter referred to as Purchaser,

W I T N E S S E T H:

The Seller hereby agrees to sell and convey unto the Purchaser all that certain tract of land in Chick Springs Township, Greenville County, state of South Carolina, containing 40 acres, more or less, and being described by metes and bounds in the deed of W. I. Mayfield to Julius F. Smith, recorded in Deed Book 97 at Page 79, subject to the following terms and conditions::

(1) The agreed sale and purchase price is \$6000.00, payable \$800.00 in cash upon the execution of this agreement, the receipt of which is hereby acknowledged, the deferred balance of \$5200.00 to be paid \$40.00 on principal July 17, 1954, and like payment of \$40.00 monthly for the remainder of 1954, and thereafter \$50.00 on principal monthly until paid in full, with the right to anticipate payments. Interest on the deferred balance to be calculated at six (6%) per cent semi-annually, and to be paid semi-annually.

(2) The Purchaser is to keep all buildings in repair during the period of this contract at his expense.

(3) Purchaser is to pay all premiums on fire insurance policy or policies covering the buildings located on said property in the amount of not less than \$2000.00, said policies of insurance to have mortgage clause attached in such forms to protect the interest of Seller.

See Supplemental agreement see Deed Book 519 Page 53
An Assignment to this Contract see Deed Book 519 Page 54.