

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

I, O. S. Freeman, hereinafter called the seller, agree to sell to Dr. Donald S. Tarbox, hereinafter called the purchaser, the real estate hereinafter described, for a consideration of \$4000.00, payable as follows: \$495.00 cash, receipt of which is hereby acknowledged, the balance to be due and payable in monthly instalments of \$25.00, deferred payments to draw interest at the rate of 5% per annum, to be computed and paid monthly; instalment payments to be first applied to interest, balance to principal.

The premises herein contracted to be conveyed consist of 81 acres, more or less, known and designated as tract No. 2, according to the survey of the property of Josephine C. Newell, made by W. J. Riddle, Surveyor, November 1946, and lying on the North side of Ashmore Bridge Road, about 8 miles south of the Greenville County Courthouse, and adjoining the property of W. H. Willimon, Sam R. Zimmerman, Jr., the Estate of Malinda Howard, et al, including a 16-ft. road or right of way from the Ashmore Bridge Road to tract No. 2 as shown on said plat, a copy of which is attached.

It is understood that the seller does not own the fee to the within described premises but only holds a bond for title from Mrs. Josephine C. Newell, the terms of which are to be complied with.

The seller agrees when the balance due on the purchase price has been reduced to \$3000.00, subject to the conditions of the Josephine C. Newell bond for title, the seller will give the purchaser a deed in fee simple to said premises, and take a first mortgage, payable \$25.00 per month, plus interest, providing that the purchaser shall have the right to anticipate payment in full.

The purchaser to insure the residence on said premises in an amount not less than \$500.00 fire with extended coverage, the policies to be for the benefit of the said Mrs. Josephine C. Newell, the seller and the purchaser.

The purchaser agrees to pay his pro rata proportion of the 1946 State and County taxes and fire insurance premium on the \$500.00 policy on the residence on the premises for the year 1946.

The purchaser agrees that the premises herein conveyed are subject to all the terms and conditions of the bond for title given by the said Mrs. Josephine C. Newell to the seller dated Nov. 16, 1946, including the requirements that the farm shall be cultivated in an up-to-date manner, kept properly terraced and waste not permitted; also subject to the prompt payments of the amounts due herein.

Signed in duplicate this the 26 day of November, 1946.

In the presence of:

Wm P. Sanders
[Signature]

O. S. Freeman (Seal)
Seller.

Donald S. Tarbox (Seal)
Purchaser.

For Affidavit See Deed Book 922 Page 387