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FILED GREENVILLE CO. S.C. 44

BOOK 544 PAGE 347

CONTRACT FOR DEED

3048

FEB 2 12 45 PM 1956

SUB-DIVISION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNS WORTH
R.M.C.

THIS AGREEMENT made and entered into this January 27, 19 56
by and between Homes, Inc. of Greenville, S.C. Greenville County,
South Carolina, hereinafter called the Seller and H.J. Brown, c/o Baker Motor Co.,
Greenville, S. C., hereinafter called the Buyer.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy, at the price and upon the terms hereinafter set forth, the following described lot(s) or parcel of land situate in the County of Greenville, State of South Carolina, to-wit: Lot No. 66 Street Ridgeway Drive, Greenville, S. C. as shown on plat of Woodfields, which is duly recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book S, at page 7, reference to which is hereby made; and the said property is sold and shall be conveyed subject to restrictions as recorded in R. M. C. Office for Greenville County, S. C.

The purchase price which the Buyer shall pay for the said lot(s) is the sum of \$ 8,950.00, which money shall be paid as follows: \$ 50.00 in cash, the receipt of which is hereby acknowledged; \$ 400.00 within seven (7) days, and the balance shall be paid in monthly installments of \$ 60.90 each, beginning thirty days from this date, the deferred payments to bear interest at the rate of 6% per annum.

All deferred payments are to be made at 305 East McBee Avenue

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental of said property, and said contracts shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire agreement between the Seller and the Buyer relative to the property described herein. **This contract is subject to additional conditions typed on the back hereof and expressly made a part of this contract.**
IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

WITNESS:

C. Wyche
Bennie M. Mearns

HOMES, INC. OF GREENVILLE, S. C. (SEAL)

BY Ira A. Sales Jr. (SEAL)
Seller

H. J. Brown (SEAL)
Buyer

(SEAL)

(Continued on Next Page)

SATISFIED AND CANCELLED OF RECORD
18 DAY OF Mar 1958
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:52 O'CLOCK P.M. NO. 6385

By Mutual agreement and consideration to each of the parties concerned this contract is this 10th day of Jan., 1958 cancelled and declared null and void and the R.M.C. office for Greenville County is authorized to remove same from its records.

Homes Inc. of Greenville, S.C. (Seal)

By: Ira A. Sales Jr. Sec.
N. J. B.

wit
Ira A. Sales