

100 x x 501 186
HUGUENIN & DOUGLAS, REALTORS
 GREENVILLE REAL-ESTATE BOARD UNIFORM
 PURCHASE AND SALES CONTRACT

ADOPTED 1949

Greenville, S. C. July 14 1956

This Contract between Ruth Hodge, Administratrix of the Estate of Henry J. Hodge

hereinafter called the Seller, and M. W. Fore

hereinafter called the Purchaser, witnesseth that the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of (\$8,250.00)

EIGHT THOUSAND TWO HUNDRED FIFTY Dollars,

to be paid as follows: \$ 300.00 cash herewith to be held in escrow by Huguenin & Douglas, Inc.

and the balance of \$ 7,950.00 to be paid in cash at the closing of this transaction.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, taxes, interest and rents (if rented) to be prorated on or before closing 1956.

Possession of the premises to be given at closing 1956.

This written Contract embodies the entire agreement between the parties.

Description of Land: 23 acres, more or less, being all of the land owned by the late Henry J. Hodge at the time of his death on the Staunton Bridge Road near Greenville, South Carolina.

It is understood and agreed that this Contract covers all of the personalty as well as the realty on said premises and that the Seller does not warrant the title to any of the personal property. It is understood and agreed that this offer is submitted for the approval of the Court and is to remain open for at least sixty (60) days but may be withdrawn at any time after that period. It is understood and agreed

In presence of:
Earlene Watson (L.S.)
Frank A. Carpenter (L.S.)
Ruth Hodge (L.S.)
_____ (L.S.)

We recommend that your attorney examine this title.

SEP 11 1956 2:30 PM

that this Contract is not binding on any of the parties hereto if the Contract is disapproved by the Court. The Purchaser is to have the right from the date of the signing of this Contract by both of the Parties to rent the house located on the property and to collect the rents for his own use and benefit without the necessity of an accounting thereof.

M. W. Fore
Ruth Hodge

State of South Carolina
 County of Greenville

Personally appeared before me Earlene Watson and made oath that she saw the within named M. W. Fore and Ruth Hodge sign, seal and as their act and deed deliver the within written Contract, and that she with Frank Carpenter witnessed the execution thereof.

Earlene Watson

Sworn to before me this 11th day of September, 1956.

(SEAL)
 Notary Public for South Carolina
 Recorded September 11th, 1956 at 3:29 P.M. #23076

SEP 11 3 29 PM 1956

Filed for record in the office of the D. M. S. for Greenville County, S. C. at 3:29 o'clock P.M. Sept. 11th 1956.

and recorded in Deed Book 561 at page 186.

D. M. C. for G. Co. S. C.

Deputy