

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

THIS AGREEMENT made and entered into by and between J. W. Moe and H. W. Haynes, hereinafter called Sellers, and E. J. Howard and Bertie B. Howard, hereinafter called Purchasers,

WITNESSETH:

That subject to the following terms and conditions, the Sellers agree to sell and the Purchasers agree to buy the following described property:

"All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Southwestern side of Riverside Road, near the City of Greenville, being a part of the Hillhouse Tract, and described as follows:

"BEGINNING at a stake on the Southwestern side of Riverside Road 283.5 feet Northwest from McBeth Street at corner of property of H. I. and Minnie U. Phillips, and running thence with the line of their lot, S. 48-00 W. 300 feet to a stake; thence N. 42-07 W. 66.5 feet to a stake in line of Gallivan lot; thence with the Southwestern side of Riverside Road, S. 42-07 W. 66.5 feet to the beginning corner."

1. The Purchasers agree to pay therefor the sum of \$3,800.00 in monthly installments of \$45.63, beginning on the 1st day of April, 1954, to be applied first to interest at the rate of 6% on the unpaid balance and then to principal, until paid in full, with the privilege of anticipating all or any part of the unpaid balance at any time.

2. The Purchasers are to have immediate possession and shall pay all taxes beginning with the year 1954. The Purchasers agree to keep the property insured against loss by such hazards and in such amounts as the Sellers may require, not exceeding the unpaid balance.

3. It is understood and agreed that time is of the essence of this Contract and that if the Purchasers should fail to pay any installment when due or should fail to pay taxes or any insurance premium when due, the Sellers may at their option either declare this Contract terminated and retain all sums paid as rent and liquidated damages, or may declare the entire balance due and proceed for collection of said balance.