

JUL 11 11 19 AM 1958

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

OLLIE F. WORTH CONTRACT OF PURCHASE
R.M.C.

This agreement made and entered into between Dorothy F. Beemer, hereinafter called Seller and William T. Coleman, Jr. hereinafter called Purchaser.

W I T N E S S E T H

The Seller agrees to sell to the Purchaser and the Purchaser agrees to buy from the Seller, the land hereinafter described with the building thereon, for the sum of SIXTY SEVEN HUNDRED FIFTY (\$6750.00) together with interest from date until paid at the rate of five and one-half (5½) per cent per annum, in equal monthly installments of \$55.16 commencing on July 20, 1958 and continuing with the payment of a like amount on the same day of each and every month thereafter until the full amount of the purchase price with accrued interest has been paid. Purchaser shall have the right at any time to anticipate the payment of all or any portion of the unpaid purchase price. Taxes and insurance for the current year shall be prorated as of the date of this contract and all future taxes and insurance premiums on policy of fire insurance covering said house shall be paid by the Purchaser. Purchaser agrees to pay one-twelfth of the annual taxes and fire insurance premium monthly in addition to the above payment on principal and interest. At the option of the Seller, fire insurance in the amount of the balance due on the purchase price may be carried.

Upon payment in full of the purchase price and all interest due thereon, and any accrued taxes and insurance premiums, the Seller agrees to deliver to the Purchaser a general warranty deed conveying said land in fee simple free of all encumbrances except recorded rights of way and easements. It is understood by the Purchaser that there is a mortgage on said property held by _____ which will be paid and discharged by the Seller.

The Purchaser agrees to keep said property in a good state of repair during the term of this contract, and will keep the house in good condition by painting it when necessary and making all repairs as they become necessary.

(Continued on next page)