

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

CONTRACT FOR SALE OF REAL ESTATE

This agreement entered into this the 25th day of February, 1959, by and between J. H. Mauldin, hereinafter called Seller, and Johnnie Baker; hereinafter called Purchaser;

WITNESSETH:

That the Seller agrees to sell and the Purchaser agrees to buy, for a total consideration of Ten Thousand and no/100 (\$10,000.00) Dollars, upon the terms and conditions herein stated, the following described real estate:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 9 on a plat of Lincoln Court, prepared by J. Mac Richardson, R. L. S., May, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book W at Page 90, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gettysburg Street, at the joint front corner of Lots Nos. 9 and 11, and running thence with the joint line of said lots, N. 40-48 W. 139.2 feet to an iron pin, the joint rear corner of Lots Nos. 9 and 11; thence with the rear line of Lot No. 9, N. 44-08 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 7 and 9; thence with the joint line of said lots, S. 42-56 E. 138.9 feet to an iron pin on the northern side of Gettysburg Street, the joint corner of Lots Nos. 7 and 9; thence with the northern side of said Street, S. 44-05 W. 75 feet to the beginning corner."

It is understood and agreed that the purchase price hereinabove stated shall be paid by the Purchaser to the Seller as follows: Seven Hundred and no/100 (\$700.00) Dollars with the sealing of these presents, the receipt whereof is hereby acknowledged by the Seller, and the remaining balance of Nine Thousand Three Hundred and no/100 (\$9,300.00) Dollars in monthly installments of Seventy and 51/100 (\$70.51) Dollars, beginning on March 1st, 1959, and continuing on the first day of each and every succeeding month thereafter until said sum has been paid in full, said payments to be applied first to interest at the rate of six (6%) per centum per annum, then to the principal balance remaining due from month to month. It is further understood and agreed that the above described real estate is presently encumbered by a mortgage heretofore executed by the Seller to First Federal Savings and Loan Association of Greenville, South Carolina, which mortgage has a current principal balance of Seven Thousand and no/100 (\$7,000.00) Dollars, and provides for monthly payments of Seventy and 51/100 (\$70.51) Dollars, applied first to interest at the rate of six (6%) per centum per annum, and then to the reduction of principal; and the Purchaser therefore agrees to make the payments provided for in this contract directly to said First Federal Savings and Loan Association, in accordance with the terms and provisions of said mortgage, and the note which the same secures, until such time as said mortgage debt shall be

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