

OLLE ... WIRTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF PURCHASE AND SALE

This contract and agreement is made at Greenville, South Carolina, this 17th day of June, 1960, by and between Woodrow V. Hunt and Lillie Inez Hunt, parties of the first part, hereinafter called the sellers, and Beulah W. Burgess, party of the second part, hereinafter called the buyer.

The sellers have sold to the buyer and the buyer has bought of the sellers the following described real estate:

All that piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina, being a portion of Lot No. 6 according to Plat of E. A. Smythe et al, made by Dalton & Neves in November 1935, and recorded in Plat Book D at Page 170, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Northwest side of Highway No. 29 at the joint corner of Lots Nos. 5 and 6, and running thence S. 58-36 E. 290.1 feet to iron pin; thence S. 31-50 W. 57 feet to iron pin; thence N. 58-36 W. 315.3 feet to iron pin on Highway No. 29; thence along the curve of Highway No. 29, N. 55-52 E. 62 1/2 feet to the point of beginning.

Together with all furniture, fixtures, and equipment now in the building on said property.

By a contract previously entered into between the parties hereto, recorded in Deed Book 499 at page 509 in the R. M. C. Office for Greenville County, the sellers and the buyer agreed that the consideration for this sale should be Nine Thousand (\$9,000.00) Dollars. As of June 15, 1960, the buyer had paid Two Thousand Sixty-three and 64/100 (\$2,663.64) Dollars of the principal sum, leaving a balance due on that date of Six Thousand Nine Hundred Thirty-six and 36/100 (\$6,936.36) Dollars which sum is now due and payable to the sellers in a lump sum.

In consideration of One (\$1.00) Dollar to them in hand paid at the signing of this contract, the sellers hereby agree that this balance is payable as follows: Seventy-nine and 50/100 (\$79.50) Dollars to be paid on the 15th day of July, 1960, and Seventy-nine and 50/100 (\$79.50) Dollars on the 15th day of each and every month thereafter until July 15, 1962, when the unpaid balance of the principal and interest shall be due and payable. From each monthly payment interest at the rate of six (6%) percent per annum shall be first paid and the balance credited as a reduction of principal. The buyer is granted the right to anticipate either wholly or in part at any time before maturity.

The sellers covenant and agree that upon the buyer's completing the payment as above set out that they will deliver to the buyer a deed conveying good and marketable title in fee simple free of all encumbrances. Lillie Inez Hunt, one of the parties of the first part, agrees to release any interest she may have by way of dower at the time of the execution and delivery of the deed herein referred to.

The buyer is now in possession of the premises and shall be entitled to possession of the same while this contract is in force and effect. The buyer agrees that she will pay all taxes and insurance premiums from the date of this contract in addition to the payments above provided and that she will carry at least Seven Thousand Five Hundred (\$7,500.00) Dollars fire insurance upon the said premises for the benefit of the sellers during the life of this contract.

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