

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 25 4 07 PM 1961

CONTRACT OF SALE
(In duplicate)OLLIE FANNSWORTH
R.M.C.

This agreement made and entered into at Greenville, S.C. this the 25th day of October, 1961, by and between Oscar Hodges Jr., and Sara S. Hodges, hereinafter referred to as "Sellers", and Russell B. Harrison and Alice T. Harrison, hereinafter referred to as "Purchasers" all of Greenville, Greenville County, South Carolina, witnesseth:

The Sellers hereby agree to sell and convey unto the Purchasers, the following described real estate:

All that piece, parcel or lot of land, with all the improvements now thereon, in Gantt Township, Greenville County, South Carolina, in the Jonestee Hill Village, being designated at Lot Number Nine (No. 9) of Jonestee as shown on plat by H.L. Dalton, Engr., made in December, 1943 recorded in R.M.C. Office for said County and State in Plat Book "K" at page 276, having a frontage of One Hundred (100) feet on south side of Fourth Avenue, and a depth in parallel lines of One Hundred Seventy five (175) feet, with such metes and bounds as shown by said plat, being same property as conveyed to Sellers by L. Inman, Master, by deed dated October 11, 1960, recorded in said R.M.C. Office in Vol. 662 at page 195: all subject to the following terms and conditions:

(1) The sale price of said property is the sum of One thousand two hundred (\$1200.00) Dollars, payable Sixty (\$60.00) Dollars each quarter, that is Sixty (\$60.00) Dollars January 25th, 1962, Sixty (\$60.00) Dollars April 25th, 1962, Sixty (\$60.00) Dollars July 25th, 1962, Sixty (\$60.00) Dollars October 25th, 1962 and a like sum on the 25th day of each and every succeeding January, April, July and October thereafter until paid in full; together with interest thereon from date at the rate of Six (6%) per annum, to be computed and paid quarterly, as above, until paid in full; all interest not paid when due to bear interest at same rate as the principal.

(2) It is fully agreed and understood by both the Sellers and the Purchasers, that any and all repairs and improvements that may be made to the building and premises at any time during the period covered by this contract of sale, shall be made solely by, at the will of, under the supervision of and at the expense of, the Purchasers, and that Sellers shall in no way whatsoever be liable or obligated for any costs and expenses nor any other charges whatsoever thereabout incurred, and Purchasers shall make prompt payments for any and all labor and materials to those furnishing same to them, unless credit be extended solely to them therefor; and the Purchasers shall be solely liable for any injuries to persons and/or damages to property that may occur during the term of this contract and the Sellers shall in no way be liable therefore or in any wise thereabout; and the Purchasers are to, and shall, show this contract of sale to any and all materialmen, carpenters, laborers, and any and all other agents and employees engaged by him and involved in any way in the making of such repairs and improvements, and explain to and inform them in such record, that they will fully understand and realize that they are extending credit solely to Purchaser and not to the Sellers and are not to make any charges against the said described property nor hold the Sellers obligated in any way; and the recording of this contract of sale in said R.M.C. office shall be notice of all of the foregoing.

(3) All taxes and all insurance premiums coming due and payable during the period of this contract of sale, shall be paid in full promptly, by the Purchaser as same fall due, in addition to the payments stipulated to be made hereinabove.

(4) The Sellers shall convey unto the Purchasers by good, fee simple absolute deed, free and clear of any and all liens and encumbrances, the property hereinabove described when the same has been fully paid for and all taxes and insurance premiums fully paid by Purchasers.

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