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GREENVILLE CO. S.C.

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OLLIE FARNSWORTH
R.M.C.

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BOOK 709 PAGE 263

CONTRACT FOR DEED — SUB-DIVISION

STATE OF SOUTH CAROLINA)
:
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 25 day of August, 1952 by and between C. F. Putman Greenville County, South Carolina, hereinafter called the Seller and Mrs. T. Clark Felder of 2915 Devine St. Columbia SC hereinafter called the Buyer.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy, at the price and upon the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, to-wit:

Lot #132 Street Loop Lane

as shown on plat of ~~Wonderland Range~~, which is duly recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book BB, at page 29, reference to which is hereby made; and the said property is sold and shall be conveyed subject to the following restrictions, covenants and conditions, to-wit: Property conveyed subject to protective covenants recorded in Deed Book 456, page 39, R. M. C. office for Greenville County, and to recorded rights-of-way.

The purchase price which the Buyer shall pay for the said lots is the sum of $925.00, which money shall be paid as follows: $50.00 in cash, the receipt of which is hereby acknowledged; and the balance shall be paid in monthly installments of $15.00 each, beginning one month from this date, the deferred payments to bear interest at the rate of 6% per annum.

All deferred payments are to be made at the ~~office of M. W. Fore 506 Wallace Bldg., 18 W. Washington St., Greenville, S. C.~~

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental of said property, and said contracts shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspectedby the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire agreement between the Seller and the Buyer relative to the property described herein.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

WITNESS:

Earlene Watson

O O Polk

C. F. Putman
By M. W. Fore, agent
Seller

Mrs T Clark Felder (Seal)
Buyer

(Seal)

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