

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) CONTRACT FOR SALE OF REAL ESTATE

This Agreement entered into at Greenville, South Carolina, this the 8th day of January, 1963, by and between Mrs. Mittie A. Fleming, hereinafter referred to as Seller, and Mr. Ward S. Stone, hereinafter referred to as Buyer,

W I T N E S S E T H:

That for and in consideration of the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars to be paid as hereinafter specified, the Seller agrees to sell

and the Buyer agrees to purchase the following described property:

All those pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, comprising a total of five (5) lots, being located on Elmore Street, Cagle Street and Willard Street (formerly Maple Street); said lots have a total of seven (7) houses situated thereon. The above mentioned five (5) lots were acquired by my late husband and inherited by me.

This transaction will be closed out on or before ten (10) days from date at which time the Seller will execute and deliver to the Buyer a good fee simple title to the above described property, conveying a general warranty title thereto, free and clear of all liens and encumbrances as of said date. At the same time the Buyer will execute and deliver to the Seller a good and sufficient first mortgage and note covering said property, which note and mortgage shall be payable as follows: Two Thousand and No/100 (\$2,000.00) Dollars on the 5th day of February, 1963 and the balance of Ten Thousand and No/100 (\$10,000.00) Dollars on the 5th day of July, 1963. At such time as said amount has been paid in full the Seller agrees to satisfy said mortgage of record.

It is further agreed between the parties hereto that the Seller shall be entitled to all rentals derived from said properties up until the 1st day of July, 1963. After said time said rentals shall be all paid to the Buyer. It is also agreed that the Buyer will pay the costs of the preparation of the deed, the stamps on said deed and city and county taxes on said property for the entire year of 1963. It is also agreed that the Seller will maintain her present insurance policy over said

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FILED
GREENVILLE CO. S. C.
JAN 9 12 02 PM 1963
OLLIE F. FORTSWORTH
R. M. G.