GREENVILLE, SOUTH CAROLINA

BOOK 725 PAGE 88

Greenville, S. C. April 10 19 62

This Contract between Anson A. Merrick hereinafter called the Seller, and Lee Earle and Ruth D. Flansburgh hereinafter called the Purchaser, witnesseth

That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of Nine Thousand ---------- and ---------- No/100 ($ 9,000.00) Dollars, to be paid as follows: $ cash herewith to be held in escrow by $65.00 per month for a term of 24 months of which $900.00 to be applied as interest and $660.00 to principal and the balance to be paid as follows: ~~$4,170.00 12 months from date of this contract and~~ $8,340.00 24 months from date of this contract. In event of a default in payment by the purchaser, the contract will be cancelled and all sums paid by the purchaser be deemed rent for the period from the time he took possession up to the default.

and the balance of $ to be paid

The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price as above provided, subject to existing easements and right of ways.

Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, taxes, interest and rents (if rented) to be prorated on or before May 1st 19 62

Possession of the premises be given by Delivery of Deed 19

Time is of the essence of this contract. This written Contract embodies the entire agreement between the parties.

Description of Land: All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, having the following metes and bounds and courses and distances, to wit:

Beginning at a box elder tree on right bank of Weir's Creek, an old Bramlett corner and running thence N8-30E, 138.6 to a point in centerline of old road; thence with said road, N85-45E, 183.5ft; N34-30E, 231.7ft; N79-00E, 208.6; N40-00E, 390.7 to centerline of Highway No. 11; thence along said highway, N72-30E, 207.8 to a point, Burns Corner, thence with Burns line, through

Remarks: an iron pin in margin of highway, S14-15E, 419.0ft to a stake on branch; thence up branch 175.0ft; thence with Bramlett line, S1-45E, 262.0 to a stone; thence S32-00E, 501.6 to a stone; thence with Bramlett and Choice lines, S32-00W, 2124.6 to a stone; thence N49-30W, 227.7 to a stone; thence N3-00W, 240.2 to a stone; thence N24-30W, 290.4 to a stone; thence N5-00E, 1204.5 ft, to a stake in ditch; thence with ditch, N26-30W, 290.4 ft. to the beginning and containing 53 acres, more or less." and including all improvements thereon. It is understood thissale includes furniture.

In presence of:

June E. Snell Jr.
Roma Burgess

Anson A. Merrick (L.S.)
Lee E. Flansburgh Sr. (L.S.)
Ruth D. Flansburgh (L.S.)
(L.S.)

GREENVILLE REAL ESTATE BOARD UNIFORM PURCHASE AND SALES CONTRACT
Adopted 1949

FILED GREENVILLE CO. S. C.
JUN 12 1963
3:21:31
1:38 PM
LIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

Personally appeared before me Roma Burgess who, being duly sworn, says that she saw the within named Anson A. Merrick, Lee E. Flansburgh and Ruth D. Flansburgh sign, seal the contract herewith described on the front, and that she with W. Frank Dunham witnessed the execution thereof

Sworn to before me this 12 day of June, 1963. (SEAL)

W. Frank Dunham
Notary Public for South Carolina

Roma Burgess
witness

Recorded this 12th of June, 1963, at 1:38 P.M., No. #32131

Filed for record in the office of the R. M. C. for Greenville County, S. C. at 1:38 o'clock P. M. June 12th 19 63 and recorded in Deed Book 725 at page 88

R. M. C. for G. Co. S. C.

By Deputy

Contract
53 a. Weir's creek. Hwy. 11
Saluda Tp.