

STATE OF SOUTH CAROLINA :
 : SALES CONTRACT
 COUNTY OF GREENVILLE :

This agreement entered into this the 5th day of August, 1961, by and between Thomason Realty Company, a South Carolina corporation having its principal place of business at Mountville, South Carolina, and James J. West of 1005 North Main Street, Greenville, South Carolina.

WITNESSETH:

1. That the said Thomason Realty Company has agreed and does hereby agree to sell and convey unto the said James J. West, his heirs and assigns, at and for a total purchase price of Thirteen Thousand Five Hundred (\$13,500.00) Dollars the following described property, to-wit:

"All that certain piece, parcel or lot of land, situate, lying and being in said State and County, in the 5th Ward of said City, having the following metes and bounds, to-wit:

BEGINNING at an iron pipe on the east side of Utility Street, about 170 feet from River Street, said pipe being on the southwest corner of the lot now or formerly belonging to H. Frank Smith, and running thence along Utility Street, N. 61 W. 160 feet to an iron pin at the point where the east side of Utility Street would intersect Cox Street if the latter were extended; thence along said proposed extension of Cox Street, N. 0-50 E. 22.2 feet to a stake in the center of the sidetrack of Southern Railway Company; thence along said side track, following the curve in a general easterly direction (the two chords of said curve being as follows: N. 84-10 E. 100 feet to a stake in the center of said side track; thence S. 80-30 E. 87.70 feet) to an iron pin on the edge of said side track, in the northwest corner of said H. Frank Smith lot; thence along the line of said Smith lot, S. 26-03 W. 106.2 feet to the beginning corner.

This conveyance is subject to any rights-of-way the Railroad may have for side track purposes, and includes all interest the said Thomason Realty Company may have in said side track as acquired by it in deed from E. Inman, Master, as recorded in Vol. 416, page 18, R.M.C. Office for Greenville County."

2. The said James J. West has agreed and does hereby agree that he will purchase the above described tract of land at and for the said total purchase price of Thirteen Thousand Five Hundred (\$13,500.00) Dollars, to be paid as follows: One Hundred Fifty (\$150.00) Dollars cash, the receipt whereof is hereby acknowledged by the said Thomason Realty Company, and One Hundred Fifty (\$150.00) Dollars monthly hereafter between the first and tenth day of each calendar month hereafter until the entire principal amount and accumulated interest has been paid in full. Interest shall be computed at the rate of six per centum (6%) per annum annually on the amount due at the beginning of the year for which computed. Interest shall not be paid in addition to the monthly payments but shall be paid by said payments.

(Continued on next page)

J. J. West
8/5/61