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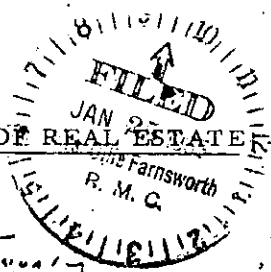
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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

CONTRACT FOR SALE OF REAL ESTATE



THIS AGREEMENT, made this 21 day of January, 1965, by and between THE ESTATE OF L. K. SIMPSON, Mrs. L. K. Simpson, Executrix and J. H. Simpson, Executor, of Greenville, South Carolina, Party of the First Part, hereinafter called the Seller, and ARTHUR GEORGE SWANK AND MARGARETTE BOYTER SWANK, of Greenville, South Carolina, Party of the Second Part, hereinafter called the Purchaser.

WITNESSETH: That in consideration of the covenants and agreements on the part of the Purchaser hereinafter contained, and upon the conditions herein-after mentioned, the said Seller hereby agrees to sell and convey to the Purchaser and the Purchaser hereby agrees to buy all that certain parcel of real estate situated in the City of Greenville, County of Greenville, State of South Carolina, more particularly described as follows:

"All that piece, parcel or lot of land situate on the north side of Watts Avenue, in the City of Greenville, Greenville County, State of South Carolina, and being known and designated as Lot # 24 as shown on a plat of Property Parrish, Gower and Martin, Greenville, South Carolina, prepared by Dalton & Neves, Engineers, dated March, 1928, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "G", page 197, reference to which is made for a more particular description."

Mrs. L. K. S.
1965
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For the sum of Seven Thousand Nine Hundred Fifty (\$7,950) Dollars, lawful money of the United States of America, to be paid as follows, to-wit: Two Hundred Fifty (\$250) Dollars upon the execution of this contract, the receipt whereof is hereby acknowledged. The remaining balance of Seven Thousand Seven Hundred (\$7,700) Dollars is to be paid as follows: The Purchaser agrees to pay to the Seller the sum of Sixty-five (\$65.00) Dollars between the first and fifth day of each successive month commencing in March of 1965. Each monthly payment shall be applied first to interest due on the previous month's outstanding principal balance at the rate of six (6%) percent per annum. The remaining portion of the payment shall be then credited to reduction of the purchase price. The entire outstanding principal balance shall become due and payable on March 1, 1970. Upon payment of said outstanding principal balance, the Seller shall simultaneously execute a general warranty deed to the Purchaser.

All payments are to be made by the Purchaser to the Estate of L. K. Simpson of Greenville, South Carolina.

As a further consideration, the Purchaser agrees to pay all State, County, and City taxes, and all assessments of whatsoever name or nature which may hereafter become due and payable upon said property or are a charge thereon, except that the Seller agrees to pay one-twelfth (1/12) of the taxes assessed against the said property for the year 1965. Any future taxes or assessments are to be paid by the Purchaser when assessed and payable, and before delinquency. The Purchaser further agrees to keep the buildings upon said premises insured against fire, in a standard, responsible insurance company, in the sum of \$8,000, or in the amount of the balance of the purchase price then remaining unpaid, and to pay and discharge the premiums for such insurance as they become due and payable, with provision in said insurance policy or policies that loss, if any, shall be payable to the Seller as its interest shall appear. And upon failure of Purchaser to pay any of the said taxes or assessments when due or to keep said property insured as aforesaid, the Seller may at its option pay and discharge the said taxes and cause said premises to be insured and pay the premium therefor, such payments thereupon to become added to the purchase price and to bear interest at the same rate; provided, however, that all such

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