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## CONTRACT OF SALE

OLLIE F. WORTH

This agreement made and entered into this 3<sup>rd</sup> day of February, 1965, by and between Jo Gordon, hereinafter referred to as "Seller", and Bobby M. Bruce, of Greenville, South Carolina, hereinafter referred to as "Buyer".

## WITNESSETH:

The Seller agrees to sell and the Buyer agrees to purchase the following described property:

All that certain piece, parcel or lot of land with all improvements thereon, consisting of a two bedroom, and one bath frame home, being known as No. 29 on the North side of East Veiw Drive, Greenville, County, South Carolina, about 1½ miles South from the City limits of Greenville, South Carolina, one block East of Augusta Rd.

(1) TERMS; The total purchase price shall be the sum of Nine Thousand Five Hundred Thirty and 40/100 (\$9,530.40) Dollars which shall be payable as follows:

(a) The Buyer assumes and agrees to pay the balance due the C. Douglas Wilson Company under the existing mostage in the approximate amount of \$8,030.40, which such amount shall be payable on a monthly basis of \$59.00 per month beginning Feb. 1, 1965.

(b) In addition Buyer agrees to pay to the Seller the sum of \$1500.00 representing Seller's equity in such property, and, such sum shall be payable at the rate of Twenty Nine and 00/100 (\$29.00) Dollars per month beginning February 1, 1965, together with Six (6%) per cent simple interest thereon.

(c) The parties agree that the \$59.00 payment includes taxes, insurance, mortgage insurance, principal and interest, but that should taxes or insurance increase and decrease at any time during the term hereof, then the total payment to Seller in the amount of \$88.00 shall be increases or decreased accordingly.

(2) DEED: When the Buyer shall have paid to the Seller Twenty Four (24) monthly payments as above provided for together with the interest thereon in the time and manner herein provided for, then the Seller agrees to convey said property to Buyer by a good and sufficient Warranty Deed, subject only to; the mortgage indebtedness as above set out. and. subject to any special terms, restrictions, reservations or limitations herein provided for or provided for in the original Deed to Seller, and, at the time of execution and delivery of such Deed, Buyer agrees to execute to the Seller their certain second mortgage securing the balance of the \$1500.00 equity payment together with interest thereon remaining unpaid at the time.

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