

JAN 24 1966

BOOK 790 PAGE 111

STATE OF SOUTH CAROLINA

CONTRACT FOR SALE

COUNTY OF GREENVILLE)

This is a contract between J. T. Morris, called the seller, and Barry Sawyer, called the buyer, with respect to property known as Lot Number 18 on Plat of Judson Mills, recorded in Plat Book D at Page 35, said property having a street address of 19 Piedmont Avenue.

The seller agrees to sell to the buyer, and the buyer agrees to purchase from the seller, the said Lot 18, being the same property conveyed to the seller by Cherry Investment Company by deed recorded in the R. M. C. Office for Greenville County in Deed Book 266 at Page 385.

The buyer shall go into possession of the property at the time this contract is signed. He shall pay to the seller the sum of \$50.00 per month beginning March 1st, 1966, for a period of two years. Twenty-Five (\$25.00) Dollars of the Fifty (\$50.00) Dollars paid each month will be credited against the purchase price of Four Thousand (\$4,000.00) Dollars, and the other Twenty-Five (\$25.00) Dollars will be considered as rent. At the end of the two year period, that is on or before March 1, 1968, the buyer will pay the balance of the purchase price. The entire purchase price is Four Thousand (\$4,000.00) Dollars, and the buyer will receive credit of Twenty-Five (\$25.00) Dollars for each Fifty (\$50.00) Dollar monthly payment made by him.

The seller will bear the cost of insurance and taxes until the deed is delivered.

In the event the property being purchased is so substantially destroyed by fire as to make it impractical to repair, then the buyer shall have the option of terminating this contract or of using the insurance funds as a credit against the purchase price. In the event the buyer elects to terminate this contract the seller shall keep all Fifty (\$50.00) Dollar payments made as rent. In the event the buyer elects to credit the insurance toward the purchase price, he shall either forthwith pay the entire remaining purchase price after

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