

DEC 29 3 01 PM 1966

BOOK 811 PAGE 219

OLLIE FAIRBANKS
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) R.M.G. CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT MADE AND ENTERED INTO THIS 27TH DAY OF DECEMBER, 1966, BY AND BETWEEN WILLIAM H. VICKERY AND GEORGIA S. VICKERY HEREINAFTER CALLED THE SELLERS, AND JACK F. OWENS, HEREINAFTER CALLED THE BUYER.

W I T N E S S E T H :

THE SELLERS AGREE TO SELL TO THE BUYER THE REAL ESTATE WHICH THEY NOW OWN KNOWN AS 613 MILLS AVENUE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, FOR THE TOTAL SUM OF TEN THOUSAND SEVEN HUNDRED (10,700.00) DOLLARS, TO BE PAID TO THEM AS FOLLOWS:

ONE HUNDRED (\$100.00) DOLLARS LAWFUL MONEY OF THE UNITED STATES IN HAND PAID AT OR BEFORE THE DELIVERY OF THIS CONTRACT AS EARNEST MONEY BINDER AND LIQUIDATED DAMAGES\$100.00

THE BUYER WILL ASSUME A MORTGAGE TO AIKEN LOAN IN THE AMOUNT OF (MORE OR LESS) \$6,800.00 AND THE SELLER WILL CONVEY THE PROPERTY SUBJECT THERETO.

TO BE PAID AT CLOSING IN CASH..... \$3,800.00 (MORE OR LESS)

IT IS FURTHER AGREED THAT THE SELLERS WILL TRANSFER AND CONVEY TO THE BUYER, OR HIS NOMINEE, BY A GOOD AND SUFFICIENT WARRANTY DEED A GOOD AND SUFFICIENT TITLE TO PREMISES; FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET OUT ABOVE; AND THAT SAID WARRANTY DEED SHALL BE DELIVERED ON OR BEFORE THE 30TH DAY OF JUNE, 1967; AND COMPLETE AND PEACEABLE POSSESSION OF SAID PREMISES BE GIVEN TO BUYER UPON THE DELIVERY OF THE DEED WITH ALL TAXES RENTS, ETC. TO BE APPORTIONED AS OF THE ACTUAL TIME AND DATE OF CLOSING, I.E. ON OR BEFORE JUNE 30, 1967.

IT IS FURTHER AGREED THAT IF EXAMINATION OF TITLE TO SAID PREMISES SHALL DISCLOSE THAT THE SAME IS NOT GOOD AND MARKETABLE BECAUSE OF A CONDITION THEREOF, AND IF THE CAUSE OF SUCH UNMARKETABILITY SHALL NOT BE REMOVED BY THE SELLER PRIOR TO THE DATE FIXED FOR THE CLOSING OF TITLE, AFTER WRITTEN NOTIFICATION THEREOF BY THE BUYER TO THE SELLERS, OR IN THE EVENT OF LOSS, DAMAGE, OR DESTRUCTION OF THE PREMISES OR IMPROVEMENTS THEREON BY FIRE OR OTHERWISE PRIOR TO THE CLOSING OF TITLE, THEN AT THE SOLE OPTION OF THE BUYER, ALL MONIES PAID BY THE BUYER ON ACCOUNT OF THE PURCHASE PRICE OF SAID PREMISES SHALL BE REPAID TO THE BUYER; OR AT HIS OPTION THE BUYER MAY ABATE THE PURCHASE PRICE IN THE AMOUNT OF DAMAGES CAUSED BY SAID AFOREMENTIONED AND PAY THE SELLERS THE DIFFERENCE THEREIN AND THE PURCHASE PRICE.

(Continued on next page)