

GREENVILLE CO. S. C.

JUN 28 4 36 PM '72

OLLIE FARNSWORTH
R. M. C.

RECORDING FEE
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STATE OF SOUTH CAROLINA)

REAL ESTATE CONTRACT

COUNTY OF GREENVILLE)

THIS MEMORANDUM of agreement made by and between Arthur and Glenda Brown, Vendors, and Jennie Ruth Brockman of Route # 2, Greenville South Carolina as purchaser.

WITNESSETH:

That Arthur and Glenda Brown agree to sell to Jennie Ruth Brockman, and Jennie Ruth Brockman agrees to purchase the following described real estate, with the terms and conditions as specified herein:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near Piedmont, at Grove Station, according to a plat by J. C. S. Smith, Surveyor, dated Feb. 3, 1949, said lot is more particularly described as follows, to-wit: BEGINNING at a point at Southeast most corner of the lot and at the corner now or formerly belonging to Garrison; thence along center of Highway 294, North 48-30 West 105 feet to a point; thence North 44-30 East 105 feet to a point; thence South 48-30 East 105 feet to a point on the line now or formerly of Garrison; Thence along this property line, South 44-30 West 105 feet to the Point of Beginning. This lot further described as Sheet 609.5, Block 1, Lot 5.1 on the County Block Book Map, and and is property acquired by deed of Sim & Ola McCullough to James P. & Betty Fletcher in 1961 and recorded in R.M.C. Office for said County in Deed Book 690, Page 512. (Also see corrected Deed recorded in Deed Book 915, Page 72)

The terms and conditions of the said sale for the principal sum of Ten Thousand Five Hundred Eighty Dollars (\$10,580.00); One Hundred Dollars (\$100.00) of which was paid leaving a balance of Ten Thousand Four Hundred Eighty Dollars (\$10,480.00) to be paid at the rate of One Hundred Fifty Dollars (\$150.00) on the first day of August, 1972 and continuing to be paid in payments of One Hundred Fifty Dollars (\$150.00) on the first day of each month thereafter until the entire balance is paid in full. This note shall bear interest at the rate of 8% from this date.

Failure to make any one payment when due shall bring the entire balance due on demand and the use and occupancy of this property shall be construed as rents and liquidating damages. A minimum of Fifteen Thousand Dollars (\$15,000.00) insurance shall be carried on this house, to protect the seller and purchaser. Purchaser agrees to pay all insurance premiums and said insurance shall be made payable to sellers and purchaser.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

26 day of June, 1972.

In the presence of:

<u>Arthur Brown</u>	(SEAL)
<u>Glenda Brown</u>	Seller
<u>Jennie Brockman</u>	(SEAL)
	Purchaser

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