

RECORDING FEE
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CONTRACT OF SALE
GREENVILLE CO. S. C.

VOL 998 PAGE 365

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The State of ~~GREENVILLE~~ SOUTH CAROLINA
County of GREENVILLE DONNIE S. TANKERSLEY
KNOW ALL MEN BY THESE PRESENTS: R.H.C.

This Contract-of-Sale-and-Purchase between E. W. BRAMBLETT
and wife, _____ of TAYLORS, S. C., hereinafter
to be called "Sellers," and LLOYD H. WRIGHT and wife,
SYBIL M. WRIGHT of TAYLORS, S. C. hereinafter to be
called "Buyers," made and entered into on the year and day hereinafter shown,
WITNESSETH:

Sellers are the owners of Lot 13 in Block QMBM COMMONLY KNOWN AS 402 BAHAN ST., TAYLORS, SC
Addition
to the City of _____, as recorded in Volume 885, page 182 of the Deed
Records of GREENVILLE COUNTY. They have contracted to sell said lot, subject to the
terms hereof, to the Buyers, all in accordance with the terms of this agreement.

2.

The total consideration for this sale is TEN THOUSAND DOLLARS
(\$10,000.), and Buyers agree and promise to pay to Sellers the entire sum of
\$ 10,000., plus interest from date on the unpaid portion thereof, at the rate
of 8 per cent per annum. Simultaneously with the execution of this contract Buyers
have paid to the Sellers \$1,200. in cash, leaving a balance of said purchase
price of \$ 8,800., which the Buyers promise and agree and bind and obligate
themselves to pay in monthly installments of \$106.77 each, including interest,
the first payment on or before the 1st ^{day} of each and every succeeding month
thereafter until all of said balance and interest thereon shall be fully paid.

*L.H.W.
S.W.*

It is agreed and understood that upon the full and final payment for said
property in accordance with the terms of this contract, Sellers shall execute,
acknowledge, and deliver unto the said Buyers a General Warranty Deed conveying
the said above described property, with said deed containing covenants of general
warranty and it is understood that the same shall be unencumbered and free from
any liens or outstanding interest.

3.

It is specifically agreed and understood that until a deed is actually
executed and delivered as hereinabove provided, that the title to said lot shall
remain in the Sellers' names, and if for any reason the Buyers fail or refuse to
pay any installments on this contract as hereinabove provided and stipulated,
the Sellers shall have the right to re-enter the premises and retake possession
thereof as to any and all persons, and shall retain all sums paid to them by the
Sellers as liquidated damages, and in addition to such remedy the Sellers shall
have any remedy which the law affords in such matters for the enforcement of the
debt and contract.

4.

Buyers agree to assume the taxes on their lot beginning with the year 1974,
but if they do not pay same as per agreement, then the Sellers will continue to
assess said lot for taxes and pay taxes thereon, and any such taxes so paid by
the Sellers from and after the year 1974, shall be added to the principal of
said contract, it being understood that Sellers shall pay and discharge all taxes
for all years up to and including the year 1974.

5.

Buyers further agree to insure the house attached to this lot in an amount
equal to or above the current value of this contract to the Sellers and to name
Sellers as recipient under this insurance policy as Sellers' interest may be at
the time of any future damage by fire or windstorm.

6.

Upon the completion of all of all of the consideration for this sale,
including interest and any taxes which the Sellers may be required to pay, as
above provided, the Sellers bind and obligate themselves to make, execute, and
deliver unto the Buyers a general warranty deed conveying the above described
property, free and clear of all liens and encumbrances. It is further agreed
that the indulgence of the Sellers in the event of default for one or more
months in said payments, in not declaring said contract terminated, shall not be
a waiver of their right to do so for any subsequent default.

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