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GREENVILLE CO. S. C.  
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DONNIE S. TANKERSLEY  
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*Handwritten Signature*  
The State of SOUTH CAROLINA  
County of GREENVILLE  
KEM A. HENNING PRESENTS

This contract of Sale and Purchase has been made by Charles E. Riddle & B. W. Riddle and wife Betty W. Riddle of Greenville, hereinafter called Sellers, and Green M. Vaughn and wife Margaret K. Vaughn of Simpsonville, hereinafter called Buyers, made and entered into on the year and day hereinafter shown, WITNESSETH:

Sellers own the corners of Lot 74 in Block of the Addition to the City of Simpsonville, as recorded in Volume 964, page 203 of the Deed Record of Greenville. They have contracted to sell said lot, subject to the conditions hereof, to the Buyers, all in accordance with the terms of this agreement.

The total consideration for this sale is Seven thousand two hundred fifty (\$7,250.00), and Buyers agree and promise to pay to Sellers the entire sum of \$7,250.00, plus interest from date of the unpaid portion thereof, at the rate of 8% per annum. Simultaneously with the execution of this contract Buyers have paid to the Sellers \$800.00 in cash, leaving a balance of said purchase price of \$6,450.00. In which the Buyers promise and agree and bind and obligate themselves to pay in monthly installments of \$50.00 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.

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, seal, deliver and convey 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.

\*\*\$50.00 per month until January 15, 1975. After January 15, 1975 payment to be \$85.00 per month. No penalty for pre-payment of contract balance.

It is further 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 installment on this contract as hereinabove provided and stipulated, the Sellers shall have the right to re-enter the premises and retake possession thereof as against 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.

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 the Sellers shall pay and discharge all taxes for all years up to and including the year 1973.

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.

Upon the completion of all ~~xxx~~ 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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