

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

FILED  
 GREENVILLE CO. S. C.  
 JUN 5 2 54 PM '75  
 DONNIE S. TANKERSLEY  
 R.M.C.

CONTRACT FOR TITLE

THIS AGREEMENT made and entered into this 22<sup>nd</sup> day of May, 1975,  
 by and between Eula O. Watson and Lola W. Ferguson, hereinafter referred to  
 as "Sellers" and Inez King, hereinafter referred to as the "Purchaser",

W I T N E S S E T H:

That in and for the consideration hereinafter expressed, the Sellers  
 do hereby agree to sell and convey unto the Purchaser the following described  
 property:

All that lot of land in Greenville Township, Greenville  
 County, South Carolina, in School District No. 8-A,  
 being part of the lands of Melrose Land Company known  
 as Melrose, said lot being known and designated on a  
 plat of said lands made by Carter & Pringle, surveyors,  
 which plat is recorded in R.M.C. Office for said County  
 in Plat Book pages 156 and 157 as lot number fourteen  
 (14) of Block E, fronting fifty feet on Tremont Avenue  
 and shown on the Greenville County Tax Maps as Sheet  
 107, Block 7, Lot 4.

The consideration for such conveyance shall be the sum of Ten Thou-  
 sand Nine Hundred and No/100ths Dollars (\$10,900.00), due and payable as  
 follows: Four Thousand One Hundred Fifty and No/100ths Dollars (\$4,150.00)  
 payable herewith, the receipt of which is hereby acknowledged, and the balance  
 at final closing.

It is understood and agreed that all ad valorem taxes and insurance  
 affecting the said property shall be paid by Sellers prior to final closing  
 and by Purchaser after final closing. Purchaser agrees to insure and keep  
 insured the building on said premises for a sum of not less than \$10,900.00,  
 from loss or damage by fire, windstorm or other casualty. In the event the  
 building should sustain damage by fire, windstorm or other casualty, the pro-  
 ceeds of the insurance shall be prorated between the Purchaser and the Sellers  
 according to their interests in the property, or, in the alternative, the  
 parties hereto may elect to use any such proceeds to repair the damage done  
 to said building.

Upon the execution of this contract, the Purchaser shall have the  
 right to use and occupancy of the premises hereinabove described and shall