

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
CONNIE S. TANKERSLEY
CONTRACT OF PURCHASE & SALE

This agreement made this the 6 day of May, 1976 by and between
H. J. Martin & Joe O. Charping, hereinafter called Seller, and Beverly C. Hudson,
hereinafter called Purchaser.

W I T N E S S E T H

Seller agrees to sell to the purchaser and purchaser agrees to buy from
the seller, for the sum of \$10,060.00 the following described lot of land with
the building thereon, to-wit:

All that certain piece, parcel or lot of land in the city of Greenville,
state of South Carolina, known and designated as Lot No. 7, Essex Court, accord-
ing to a plat recorded in Greenville County RMC Office in plat book W page 31,
and having according to said plat the following metes and bounds, to-wit:
Beginning at a stake on the west side of Essex Court, 363 feet north from
County (Gilfillin Road), the joint front corner of Lots 6 and 7; thence with the
line of lot 6, S. 86-15 W. 119.4 feet to a stake; thence N. 1-50 W. 64.04 feet
to a stake at rear corner of Lot 8; thence with line of lot 8, N. 86-15 E. 117.2
feet to a stake on Essex Court; thence with the western side of Essex Court,
S. 3-45 E. 64 feet to the beginning corner.

Purchaser agrees to pay the sum of Ten Thousand Sixty (\$10,060.00) Dollars
as follows: \$1,660.00 upon the signing of this contract and \$85.21 on the FIRST
day of June, 1976 and \$85.21 on the 1st day of each and every month thereafter
until the entire principal sum, accrued interest and taxes are paid in full,
with interest on the deferred balance at the rate of nine (9%) per cent from
the date hereof, said monthly installments to be applied to the payment of
interest and the balance to the payment of the purchase price. It is acknow-
ledged by the purchaser that the seller simultaneously with the signing of this
contract will execute a note and mortgage to the Fidelity Federal Savings and
Loan Association in the amount of \$8400.00 providing for monthly payments of
\$85.21 with interest on the deferred balance at the rate of nine (9%) per cent.
The purchaser agrees to pay the closing costs of this loan including the
attorney's costs for the loan and preparation of this contract.

It is agreed between the parties that the monthly payments required
to be paid by the purchaser as provided in this contract will be paid to the
seller, who in turn will pay the monthly payment to the Fidelity Federal Savings
and Loan Association covering the interest and reduction of the principal on
the mortgage.

When the principal of the mortgage given to Fidelity Federal Savings
and Loan Association has been reduced to the amount of \$6,000.00, purchaser
agrees to apply to the Fidelity Federal Savings and Loan Association to assume
payment of the loan. If the Fidelity Federal Savings and Loan Association
allows purchaser to assume payment of the loan, seller agrees to give purchaser

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