

PURCHASE AND SALES CONTRACT

HALL & COX REALTORS

RENTALS INSURANCE MORTGAGE LOANS SALES LEASES APPRAISALS

28068

GREENVILLE, SOUTH CAROLINA

MAY 2 1963

Date December 3, 1956

This memorandum between W. P. Hall hereinafter called the Seller, and Sam Wilson hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell the Purchaser the land hereinafter described for the sum of \$3,600.00 Dollars, to be paid as follows: \$1.00 cash in hand the receipt of which is hereby acknowledged. Balance to be paid \$50.00 on Jan. 1, 1963, and a like amount on the 1st day of each & every month thereafter until paid in full. Payments to apply first to interest then to principal. Seller agrees to give deed when principal balance is \$2600.00, to be secured by note and mortgage. Purchaser agrees to keep dwelling in 1st class condition at all time to pay taxes when due, and to keep insurance in amount of \$4000.00 on dwelling up to date.

deferred payments to bear interest from January 1, 1963 at the rate of 6% per cent. per annum; and to be secured by note of the purchaser and mortgage of the premises, conveyance to be made when the full purchase price is paid or secured to be paid as provided above. And the Purchaser agrees to buy the land hereinafter described and pay for same as above stated. The Seller agrees to convey by good and warranty deed free from encumbrances except as above stated.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the Seller shall be discharged in law and equity from all liability to make said deed and may treat Purchaser as tenant holding over after termination, contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of \$600.00 dollars per year for rent, or by way of liquidated damages.

Deal to be closed, taxes, interest, rents and insurance to be prorated as of

January 1, 1956

Description of land: Located 107 Heatherly Drive, Known as Lot No. 41 as shown on Greater Greenville Tax Map at Page 626, Greenville County, Greenville, S. C.

In presence of:

Mary M. Hall (signature) W. P. Hall (signature) L. S. his (signature) L. S. X Sam Wilson (signature) L. S. mark

711ad Rev H. P. Hall 207 Alpine Way city

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Personally appeared before me Mary M. Hall and made oath that she saw the within named Sam Wilson sign, seal and as his true act and deed, deliver the within instrument, and that she with R. E. Cost witnessed the execution thereof.

Sworn to before me, this 2nd day of May A.D., 1963 Stanley Beason (SEAL) Notary Public, S. C.

Recorded May 2nd., 1963 at 9:15 A.M. No. 28068

FILED GREENVILLE CO. S. C. MAY 2 9 15 AM 1963 OLLIE FARRIS W. R. M.C.