

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

OLLIE FARRSWORTH
R. M. C.

We, MARIE C. BECK AND W. BRADY BECK, as Administrators for the HENRY S. BECK, SR. ESTATE, in consideration of the sum of Eleven Thousand Dollars (\$11,000.00) payable as hereinafter stated, bind the HENRY S. BECK, SR. ESTATE to convey to TAYLOR G. CUNNINGHAM the following described real estate:

That certain lot of land, with the improvements thereon, in the Town of Greer, Chick Springs Township, said County and State, on the eastern side of School Street, and designated as Lot No. 10, the southern half of lot No. 8 and the western half of the southern part of lot No. 7 on plat of the D. D. Davenport Estate, prepared by H. S. Brockman, Surveyor, dated Dec. 8th, 1939, and thereon described as follows:

BEGINNING at iron pin on the eastern edge of School Street, on the right of way of P & N Railway, and runs thence with said School Street, N 12-19 & 69.65 feet to corner of lot No. 9; thence as a dividing line between Nos. 9 and 10 lots, - N 79-40 E approximately 136 feet, cornering with the Foil lot; thence S 11-15 E approximately 67 feet to right of way of the P & N Railway; thence with said right of way, S 78-10 W 135.03 feet to the beginning corner; bounded North by the Foil Lot; East by the remaining part of lot No. 7; South by the P & N Right of way, and West by School Street; and being the same lot conveyed to Henry S. Beck Sr. by deed dated 3-12-44.

The said purchase price of \$11,000.00 is payable One Hundred Twelve Dollars and eight cents per month hereafter with interest thereon from date at the rate of seven per cent per annum until paid in full. However, default in any payment or payments of said purchase price will cancel and forfeit all rights as purchaser hereunder and the said contract immediately and automatically resolves itself into and becomes a contract of tenancy in which the said Taylor G. Cunningham will be tenant of the said H. S. Beck, Sr. Estate at One Hundred Twelve & 08/100 Dollars (\$112.08) per month thereafter. Whenever the said Taylor G. Cunningham, without missing or failing to pay monthly payments hereunder up to then, pays the sum of Three Thousand Dollars (\$3,000.00) on the principal plus all interest on the indebtedness then due, the said Taylor G. Cunningham will be entitled to a deed by general warranty, free of liens of any nature thereto. During the life of this contract, the said Taylor G. Cunningham, as purchaser, is to pay all taxes and insurance premiums on the said contract and make any repairs necessary thereto, as long as he

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