

JUL 10 9 33 AM '73

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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 PRINCE S. TANKERSLEY
 A.M.E. BOND FOR TITLE

This Contract entered into by and between Herbert M. Mull and Myrtle W. Mull, hereinafter called Sellers, and Leonard Brown, hereinafter called Purchaser,

W I T N E S S E T H :

The Sellers hereby agree to sell and convey unto the Purchaser the following described property:

ALL of that lot of land in the County of Greenville, State of South Carolina, being the greater portion of Lot 32 on plat of Riverside Farms, recorded in Plat Book K at page 101 and having, according to a more recent survey by Jones Engineering Service, dated April, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Edgemont Avenue at the corner of Lot No. 33 and running fence along said Avenue, N. 63-32 W. 180 feet to an iron pin; thence N. 27-23 E. 175 feet to an iron pin; thence N. 63-25 W. 120 feet to an iron pin; thence N. 27-22 E. 158.9 feet to an iron pin (which iron pin is situate 109 feet from the joint rear corner of Lot No. 31 & 32); thence S. 68-51 E. 298.1 feet to an iron pin (which iron pin is situate 30 feet from the joint rear corner of Lot Nos. 32 & 33); thence S. 26-09 W. 355.4 feet to the point of beginning and being a portion of the property conveyed to Herbert M. Mull and Myrtle W. Mull in Deed Book 820, page 92 and Deed Book 781, page 266.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Eight Thousand Five Hundred and No/100 (\$8,500.00) Dollars, payable in equal monthly installments of \$71.73 for a period of fifteen (15) years with the first payment due and payable on June 1, 1973, and on a like day of each month thereafter until paid in full, plus interest at the rate of Six per cent (6%) per annum to be computed from date.
2. Taxes to be pro-rated as of the date of the execution of this Agreement and Purchaser agrees to pay all taxes and assessments accruing after the date hereof.
3. Time is of the essence of this agreement, and upon the failure of the Purchaser to make any payments within thirty days after the due date hereof, and the Sellers giving the Purchaser 10 days notice of his default by registered mail at the Purchaser's last known address, the Seller may immediately declare this