

State of South Carolina }
County of Greenville }

Contract of Sale and Purchase

This agreement made and entered into this the 22nd day of July A.D. 1924 by and between Charles E. Robinson hereinafter referred to as seller and D. H. Mims, hereinafter referred to as purchaser.

Witnesseth, that the seller agrees to sell and the purchaser agrees to buy a certain lot of land hereinafter described situate in the City of Greenville County and State of South Carolina, to-wit: Three Thousand Seven Hundred and Fifty (3750.00) Dollars.

The said lot of land being situate on the South side of ~~Fourth~~ ~~Street~~ ~~in~~ ~~the~~ ~~City~~ ~~of~~ ~~Greenville~~ ~~County~~ ~~and~~ ~~State~~ ~~of~~ ~~South~~ ~~Carolina~~, being known and designated as ~~lot~~ ~~of~~ ~~Section~~ ~~15~~ on a plat of ~~Deed~~ ~~dated~~ ~~October~~ ~~2~~ ~~1923~~ which plat is recorded in the ~~Public~~ ~~Records~~ ~~for~~ ~~Greenville~~ ~~County~~ in plot No. page 397 which ~~lot~~ ~~has~~ ~~a~~ ~~frontage~~ ~~on~~ ~~the~~ ~~South~~ ~~side~~ ~~of~~ ~~said~~ ~~street~~ ~~of~~ ~~60~~ ~~feet~~ ~~and~~ ~~runs~~ ~~back~~ ~~to~~ ~~a~~ ~~depth~~ ~~of~~ ~~206~~ ~~feet~~ and is the lot of land conveyed to the seller by W. W. Griffin by deed dated August 10, 1923 and recorded in Deed Book volume 88 page 371. The purchase price of Three Thousand Seven Hundred Fifty (\$3750.00) Dollars is to be paid by the purchaser to the seller as follows: Twelve Hundred Fifty (\$1250.00) Dollars thereof in installments as follows: Twenty-five (\$25.00) Dollars on the first day of each and every month beginning with the 1st of August 1924 until the full sum of Twelve Hundred Fifty (\$1250.00) Dollars is paid and discharged; and the said purchaser is to pay to the seller interest on said sum at the rate of eight (8%) per cent per annum payable semi-annually and the purchaser is to have the right to anticipate payment of any part or all of said sum at any time.

The balance of said purchase price, viz: Twenty-five Hundred (\$2500.00) Dollars is to be paid by the purchaser by keeping up the payments on the Twenty-five Hundred (\$2500.00) Dollars note and mortgage covering said lot of land given by the seller to the American Building & Loan Association dated March 1, 1924. The said purchaser to reimburse the seller for the amount credited on account of the principal of said note and mortgage as of August 1, 1924.

Further the taxes are to be pro-rated as of August 1st 1924, from which date forward the

purchaser is to return the property for taxation and keep the taxes paid; and is to insure the buildings situate thereon in the sum of Twenty-five Hundred (\$2500.00) Dollars and is keep the policy or policies duly assigned to the said American Building & Loan Association or to the seller.

It is further agreed between the parties hereto that when the purchaser has paid the sum of Five Hundred (\$500.00) Dollars of the Twelve Hundred Fifty (\$1250.00) Dollars on account of the purchase price and if the purchaser has kept up the payments on the Twenty-five Hundred (\$2500.00) American Building & Loan Mortgage, that the seller will execute and deliver to the purchaser a good and sufficient deed conveying the property to him and shall accept a second mortgage covering the balance for the remaining seven Hundred Fifty (\$750.00) Dollars, which mortgage shall be payable one year after date, and shall provide for eight (8%) per cent semi-annual interest.

The purchaser expressly agrees that in the event that any payment is not made as hereinbefore provided the seller may at his option declare this agreement null and void and of no effect and shall retain all liquidated damages, or rental, all such sums as have been paid to him or as may have been applied on the mortgage held by the American Building & Loan Association. It is understood that this contract shall become effective on August 1, 1924.

In witness whereof the parties have hereunto interchanged set their hands and seals this the day and year first above written.

In the presence of
Don R. Harris
John D. Lee

Charles E. Robinson (S. S.)
D. H. Mims (Purchaser) (S. S.)

State of South Carolina
County of Greenville

Personally appeared before me Don R. Harris who being first duly sworn says that he saw the within named Charles E. Robinson as seller and D. H. Mims as purchaser sign seal and as their act and deed deliver the above written instrument and that he with John D. Lee witnessed the due execution thereof.

Sworn to and subscribed before me this 22nd day of July, 1924.
Rudolf Anderson (S. S.)
Notary Public for South Carolina.

Don R. Harris

Recorded July 26th 1924

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