

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

CONTRACT OF SALE AND PURCHASE

This contract of sale and purchase entered into this the 27th day of September, A. D. 1937, by and between A. F. Ballentine of Greenville, S. C., (hereinafter referred to as the Seller and T. C. Quinn of Greenville, S. C., (hereinafter referred to as the Purchaser),
WITNESSETH:

1. The Seller agrees to sell and the Purchaser agrees to buy the lot of land hereinafter described, at and for the consideration of four Hundred Fifty & no/100 (\$450.00)--Dollars, payable on the following basis, to-wit:

(a) \$50.00 in cash on the execution of this agreement, the receipt whereof the Seller hereby acknowledges.

(b) The balance at the rate of \$12.50 on the 27th day of each and every month hereafter, with monthly interest at 6% on the remaining balance, which interest shall be paid each and every month along with the payments on account of principal.

2. The Purchaser shall have possession of said lot from the date of the execution of this agreement and he shall thereafter pay all taxes and assessments charged against said property.

3. It is understood and agreed that in the event the purchaser defaults or becomes in arrears with the payments above provided and the interest specified for a period of ninety (90) days, then, the Seller at his option shall have the right to re-enter and take possession of said premises, declare this contract cancelled and terminated, and retain all payments theretofore made as rental or liquidated damages.

4. The lot of land covered by the terms of this agreement is described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being on the North side of Perry Avenue in West Greenville, Greenville Township, County of Greenville, State of South Carolina, having the following metes, bounds, courses and distances according to a plat thereof prepared by Dalton & Neves in May 1936, and recorded in Plat Book "FV" page 156, R. M. C. Office for Greenville County:

Beginning at an iron pin on the North side of said Perry Avenue at corner of J. V. Patterson's lot, which point is 50 feet East of the joint corner of the Cagle Property with the Patterson lot, and running thence with said Patterson line N. 21-50 E. 129 feet to an iron pin, thence S. 66-58 E. 50 feet to an iron pin; thence S. 21-50 W. 130 feet to a stake on the North side of Perry Avenue; thence with said Perry Avenue as the line, N. 65-54 W. 50 feet to the beginning corner.

Being a part of the property conveyed to the Seller by M. M. Meadors.

5. The Seller agrees to execute and deliver to the Purchaser a good, fee simple general warranty deed conveying the foregoing premises, free from liens and encumbrances, on the date the Purchaser completes the payments according to the terms hereinabove specified.

To the faithful performance of the foregoing contract of sale and purchase, the Seller and the Purchaser respectively bind themselves, their heirs, executors, administrators and assigns forever.

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

In the presence of:

V. A. Pruitt
W. M. Quinn

A. F. Ballentine, (L. S.)
Seller
T. C. Quinn (L. S.)
Purchaser

State of South Carolina,
County of Greenville.

Personally appeared before me V. A. Pruitt and made oath that he saw the within named A. F. Ballentine, sign, seal and as his her their act and deed, deliver the within instrument, and that he with W. M. Quinn, witnessed the execution thereof.

Sworn to before me, this 2nd, day of October, A. D. 1937

W. B. Ramsey (SEAL)
Notary Public, S. C.

V. A. Pruitt
Witness

S. C. Stamps \$0.20

Recorded this the 9th day of October, 1937 at 11:14 A. M. #12360 BY: E. G.