

FILED
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.M.C.
CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT entered into this 3rd day of November, 1954 by and between James R. Breazeale and Mary W. Breazeale, hereinafter called Seller, and Douglas Wilson Realty Co., a South Carolina corporation, Waco F. Childers, Jr. and Joe H. Long, hereinafter called Purchaser, witnesseth:

That the Seller agrees to sell and the Purchaser agrees to buy the property hereinafter described for the sum of Forty-Two Thousand Five Hundred (\$42,500.00) Dollars to be paid Twelve Thousand Five Hundred (\$12,500.00) Dollars herewith, receipt whereof is hereby acknowledged by Seller, and the balance of Thirty Thousand (\$30,000.00) Dollars to be paid in accordance with terms and upon the conditions of a supplementary agreement entered into by and between the parties hereto simultaneously with this agreement.

The Seller agrees to convey the property in fee simple title by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price as above provided. The supplementary agreement above referred to is by reference made a part hereof and the two contracts constitute the entire agreement between the parties. Taxes to be pro-rated on passing of title.

Description of Land:

All that certain piece, parcel or lot of land situate, lying and being in Gantt Township, about 5 miles South of Greenville Court House on the Easterly side of Augusta Road and being a part of the property conveyed to James R. Breazeale and Mary W. Breazeale by William A. Lynch by deed dated April 1, 1952 and recorded in the RMC Office for Greenville County in Deed Book 454, page 16, and known as the Aug W. Smith property. The property herein described is shown as Lots Numbers 29 through 93 inclusive on a preliminary plat not recorded entitled "Topographic Survey, Property of J. R. Breazeale, Proposed Subdivision Magnolia Gardens" dated August, 1953 and made by Piedmont Engineering Service.

If this contract is not consummated within six months from date it shall be null and void and of no force and effect.