

STATE OF SOUTH CAROLINA) OLLIE FARNSWORTH
 COUNTY OF GREENVILLE) R. M. C.
 CONTRACT OF PURCHASE

THIS AGREEMENT made and entered into between J. W. Cannon, Inc. hereinafter called the Seller and Nannie Smith, hereinafter called the Purchaser.

W I T N E S S E T H

1. The Seller agrees to sell to the Purchaser and the Purchaser agrees to buy the land hereinafter described for the sum of Six Thousand Five Hundred Eighty-four and thirty one-hundredths Dollars (\$6,584.30) together with interest thereon from date until paid at the rate of six (6%) per cent per annum, in equal monthly installments of \$45.00 commencing on the first day of October 1957, and continuing with the payment of a like amount on the same day of each and every month thereafter until the full amount of the deferred balance with interest thereon has been paid. Each monthly installment shall be applied first to the payment of interest which shall be computed monthly, and then to principal. The Purchaser shall have the right at any time to anticipate the payment of all or any portion of the unpaid purchase price.

2. Taxes and fire insurance premiums shall be paid by the Purchaser. Purchaser agrees that \$5,000.00 fire insurance shall be carried on the house herein conveyed.

3. Upon payment in full of the purchase price and all interest due thereon, the Seller agrees to deliver to the Purchaser a general warranty deed conveying said land in fee simple, free of all encumbrances, but subject to any recorded easements.

4. It is agreed that time is of the essence of this contract. If the Purchaser fails to pay the deferred balance as provided for herein, or if she breaches any of the other terms and conditions of this contract, the Seller may at its option declare the entire unpaid purchase price due and payable and terminate this contract. In the event of such default, the Seller shall be

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SAATSEED AND CANCELLED OF RECORD
 3 DAY OF Feb. 1966
 Ollie Farnsworth
 R. M. C. FOR GREENVILLE COUNTY, S. C.

Lien Released By Sale Under
 Foreclosure 3 day of Feb.
 A.D., 1966. See Judgment Roll
 No. J. 6216
 E. J. Cannon