

FILED
GREENVILLE CO., S.C.

BOOK 783 PAGE 53

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SEP 27 10 55 AM 1965

OLLIE F. ... RTH
R.M.C.

This agreement made at Greenville, South Carolina on the day and year hereinafter mentioned, witnesseth, that R. C. Reynolds, of Greenville, South Carolina, hereinafter designated as the Seller, hereby agrees to sell and convey to C. Frank Brasington, hereinafter designated as the Buyer, and the Buyer agrees to purchase upon terms and conditions hereinafter expressed, the property known as Lot 21 River Falls, Cleveland Township, Greenville County, including house and furnishings, consisting of four rooms with screened porch and the bond for water rights. The lot size is approximately 70 x 140.

The Buyer agrees to pay to the Seller for the said property the sum of Three Thousand (\$3,000.00) Dollars, payable One Hundred (\$100.00) Dollars on signing this contract receipt of which is hereby acknowledged and One Hundred (\$100.00) Dollars or more each month beginning on the 5th day of November, 1965 and continuing on the 5th day of each month thereafter until the full amount is paid, together with interest, taxes and other legal assessments upon the said property. Interest to be computed monthly on the unpaid balance and to be paid annually on each anniversary of this contract.

The following are the terms and conditions of this contract referred to in paragraph one hereof:

1. If any of the monthly payments become more than 30 days delinquent, the Seller may at his option either delare the entire purchase price due and collectible or may rescind this contract to sell and convey and take possession of the premises at his option or may exercise such options successively, and in the event of such recision, all payments theretofore made by the Buyer shall be taken and retained by the Seller, not as a penalty, but as and for rent and for liquidated damages for the breach of this contract.

2. It is agreed that when One Thousand (\$1,000.00) Dollars has been paid upon this contract and upon request of the Buyer, the Seller will give a good and marketable deed in fee simple to the said lot in exchange for a first mortgage from the Buyer on the said property under the same terms and conditions of this contract, said deed to be free of all liens and encumbrances except those incurred by the Buyer.

3. That the Buyer is to insure the property against all reasonable perils in the amount of at least Three Thousand (\$3,000.00) Dollars.

4. The conditions and provisions of this contract shall be binding on the parties to this agreement and their heirs, executors, administrators, assigns and personal representatives.

Executed at Greenville, South Carolina, this 23rd day of September, 1965.

R. C. Reynolds
SELLER

C. Frank Brasington
BUYER

CHARLES ...
NOTARY
Witness
A. J. ...
A. J. ...

(Continued on next page)