OLLIE FARMSWORTH R. M.C.

• 1.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CONTRACT TO SELL AND PURCHASE

REAL ESTATE

This Agreement entered into by and between Marvin C. Bradburn and Janie T. Bradburn, hereafter known as PARTIES OF THE FIRST PART, and Broadus W. Morgan and Mary W. Morgan, hereafter known as PARTIES OF THE SECOND PART, WITNESSETH:

Por and in-consideration of the agreed total purchase price of Ninety-five/(\$9800.00) Dollars, Parties of the Pirst Part agree to sell and Parties of the Second Part; agree to purchase:

All that parcel or lot of land in the City of Greer, Greenville County, South Carolina, lying om the north side of Mestfield Avenue, and having such courses and distances as are set forth in that deed to Parties of the First Part by H. J. and Corrie E. Waters as recorded in Deed Book 460, page 381, R.M.C. Office for Greenville County, reference to said deed and record thereof being expressly made for a complete and detailed description of said lot of land.

On the purchase price of said real estate the sum of Seventy (\$70.00) Dollars is paid herewith, receipt thereof being duly acknowledged, and commencing on April 1, 1965, Parties of the Second Part agree to pay to Parties of the Pirst Part the sum of Seventy (\$70.00) Dollars, with like payments of \$70.00 to be made on the first day of each consecutive month thereafter, payments to be first accredited to interest due, balance to principal, such payments to continue until such time as the principal amount or balance of purchase price is reduced to Sixty-five Hundred (\$6500.00) Dollars. The unpaid balance of principal or purchase price shall at all times bear interest at the rate of Six (6%) per cent per annum, to be computed monthly. If the terms of this contract are complied with and the principal amount is reduced to Sixty-five Hundred (\$6500.00) Dollars, Parties of the First Part shall execute to Parties of the Second Part their general warranty deed, conveying to them a fee simple title to the premises, whereupon the parties of the Second Part shall execute and deliver to Parties of the First Part their promissory note, secured by a first mortgage and purchase money mortgage covering the premises, which note and mortgage shall likewise provide payments payable at the rate of \$70.00 monthly, to bear interest at the rate of Six (6%) per cent per annum, computed monthly, payments to be first accredited to interest due and balance to principal, said note and mortgage to contain an acceleration clause granting to the mortgages the right to declare the entire balance due and owing upon failure of the mortgagors to make required payments or to otherwise comply with the terms of the note and mortgage. Said note and mortgage shall contain the customary provisions that in the event of foreclosure or collection by an attorney, mortgagors shall bear such costs.

It is understood and agreed that at all times hereafter Parties of the Second Part shall pay all taxes to become due on the real estate, by payment of the required amounts to Parties of the First Part, who in turn shall make proper payment. Parties of the Second Part also agree that during the lifetime of this contract and during the lifetime of the note and real estate mortgage, should

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