

TITLE TO REAL ESTATE

STANDARD FORM NO. 100-100-100-100

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE. SS.

This contract entered into this 10th day of June, 1937, between J. I. Westervelt, herein called the seller, and G. E. Norman, hereinafter called the purchaser,

WITNESSETH:

WHEREAS, the seller has agreed to sell and the purchaser has agreed to buy at a total price of Eight Hundred (\$800.00) Dollars, the following described piece of real estate.

All that piece, parcel, or lot of land in Greenville Township, Greenville County, State of South Carolina, being a portion of lot #60, as shown on plat of Looper and Yawn property recorded in Plat Book F, at page 77, and described as A and B, under parcel No. 11, in deed from E. Inman, Master, to J. I. Westervelt, recorded in Deed Book 186, at page 427, in the R.M.C. Office for Greenville, South Carolina, under date of March 9th, 1937.

The purchaser pays One hundred (\$100.00) Dollars cash upon signing this contract, and has given his note to the seller for \$700.00 balance due, dated June 10th, 1937, payable \$20.00 per month each month on the 10th day of each month thereafter until the sum of \$700.00 has been paid, and the interest on the unpaid balance computed at the rate of 6% semi-annually is paid in full, with the privilege of increasing the amounts of said payments at any time.

It is further agreed that when the purchaser shall have reduced the principal sum down to \$400.00, and paid all interest due to that date, and in addition reimburse the seller for all taxes and insurance advanced, then the seller shall make the purchaser a good fee simple deed, and receive back a purchase money note and mortgage for the balance due, however, purchaser agrees to refinance this property as soon as possible, time, not to exceed two years, from this date, June 10th, 1937, at his expense.

It is agreed that taxes and insurance for 1937 are to be prorated, and the purchaser to pay taxes and insurance for all the subsequent years, and to carry \$600.00 fire insurance in favor of the seller.

It is further agreed that time is the essence of this contract and that all sums paid by the purchaser shall be taken and construed as rent for the said premises, if the purchaser shall become in arrears in the amount of any months payment of the sums mentioned in this note, in which event the seller may surrender the said note unto the purchaser, or may mail notice of the surrender of same to the last known address of the purchaser, and this contract of sale shall thereupon be immediately cancelled, and the seller shall have the right to treat the purchaser as tenant holding over after the lease is forfeited for non-payment of rent, or may re-enter said premises peaceably and take possession thereof, and if the purchaser shall fail to give possession the seller will have the right to eject the purchaser as tenants holding over after forfeiting of the lease.

In witness whereof, the said parties have hereto signed this contract.

W. C. Westervelt

C. M. Harling,

W. Harold Arnold.

J. I. Westervelt L. S.

Seller

G. E. Norman L. S.

Purchaser.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me C. M. Harling, who being first duly sworn says that he saw J. I. Westervelt, Seller, sign the foregoing contract, and that he with M. C. Westervelt witnessed the execution thereof on the part of the Seller, and that deponent with W. Harold Arnold witnessed the execution of the contract on the part of the Purchaser.

Sworn to before me this 17th day of June, 1937

Charlotte Stevenson L. S.

C. M. Harling.

Notary Public for S. C.

State of South Carolina,
County of Greenville.

For value received, the Peoples National Bank of Greenville, S. C. does hereby release and forever discharge the within described tract of land, being known as a portion of Lot No. 60 of the Looper Yawn property, from the lien of a certain mortgage it holds covering said lot and other property, said mortgage is dated March 10, 1937, and is recorded in Mortgage Book 266, page 137, R.M.C. office for Greenville County.

In witness whereof said bank by its duly authorized officers has hereunto set its Hand and Seal this 17th day of June, 1937.

PEOPLES NATIONAL BANK OF GREENVILLE.

SOUTH, CAROLINA (L.S)

BY: J. C. HOPKINS, CASHIER