

TITLE TO REAL ESTATE

87280 PROVENCHER-JARRARD CO.-GREENVILLE

State of South Carolina,
County of Greenville.

This contract entered into this 30th day of Aug. 1937 between P. R. Long and Company, hereinafter called the Seller and Annie Mae Brewer hereinafter called the purchaser, Witnesseth:

Whereas, the Seller has agreed to sell and the purchaser has agreed to buy at a total price of Four hundred & no/100 dollars the following real estate:

All that piece, parcel lot of land in Greenville Township, Greenville County, State of South Carolina, formerly the property of J. Robert Martin adjoining City View and known as lots number 21-23-25 Block A, on map to be recorded.

The purchaser agrees to pay Thirty & no/100 dollars cash upon signing this contract and has given his note to the Seller for Three hundred seventy & no/100 balance due dated Aug. 30, 1937, payable Five & no/100 dollars each week commencing not later than Sept. 4, 1937, and Five and no/100 dollars on or before each Monday of each succeeding week thereafter until the total is paid in full with 6% interest after maturity Aug. 30, 1938 to be paid together with weekly monthly installments.

It is further agreed that when the purchaser shall have paid total amount in full for said lot he shall receive a warranty deed unless he proposes to erect a building thereon, in which case the Seller agrees to release the within named lot lots at rate of One hundred Fifty (\$115.00) Dollars per lot and receive back a second mortgage for any balance to be payable weekly monthly.

It is further agreed that time is of the essence of this contract, and that all sums paid by the purchaser shall be taken and construed as rent for said premises, if the purchaser shall become in arrears in the payment of any months payment of the sums mentioned in said 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 tenants holding over after the lease is forfeited for non-payment or rent, or may reenter said premises peaceably and take possession thereof, and if purchaser shall fail to give possession the seller shall have the right to eject the purchaser as tenants holding over after forfeiture of lease.

In testimony whereof the said parties have hereunto signed this contract.

Witness:

As to Purchaser
W. W. Wilkins
Troy C. Craigo

P. R. Long and Company,
BY: W. R. Hale, Jr. (SELLER)
Agent.

As to Seller
W. W. Wilkins
P. R. Long

Annie Mae Brewer (Purchaser)
c/o Southern Weaving Co.

State of South Carolina,
County of Greenville.

Personally appeared before me W. W. Wilkins, who, being duly sworn, says that he saw P. R. Long and Company by W. R. Hale, Jr., the Seller in the foregoing Contract, sign, seal with the corporate seal, and as the act and deed of said corporation deliver the foregoing Contract, and that he with P. R. Long witnessed the execution thereof.

Sworn to and subscribed before me this 11th day of October, 1937

Patrick C. Fant, (L. S.)

W. W. Wilkins.

Notary Public for South Carolina.

State of South Carolina
County of Greenville.

Personally appeared before me W. W. Wilkins who being duly sworn, says that he saw Annie Mae Brewer as Purchaser in the foregoing Contract, sign, seal and as her act and deed execute the foregoing Contract, and that he with Troy Craigo witnessed the execution thereof.

Sworn to and subscribed before me this 12th day of October, 1937

Eugene Bryant (L. S.)

W. W. Wilkins.

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

For value received, the undersigned, G. H. Cleveland, as Trustee, hereby consents to the sale of the lots of land designated in the foregoing contract upon the terms therein stated and provided, and agrees to give deed to the purchaser conveying the said lots when the terms of the contract have been fulfilled.

Signed this 11th day of October, 1937

In the presence of: Harriet R. Wright
W. W. Wilkins

G. H. Cleveland (L. S.)
As Trustee.

Recorded this the 14th day of October, 1937 at 9:57 A. M. #12507 BY: E. G.