

COUNTY OF GREENVILLE.

STATE OF SOUTH CAROLINA.

CONTRACT OF SALE.

Received from Homer Styles purchaser, this 30th day of January, 1940, the sum of Four Hundred Twenty-five and no/100 Dollars, (\$425.00), on account of the purchase of the following described property:

All that certain piece, parcel or tract of land in O'Neal Township, County and State aforesaid, as shown by Plat not yet recorded, made by C. N. Adams, Surveyor, on August 1, 2, and 3, 1938, and being known as Tract No. 6, containing 95 acres, more or less, and being more particularly described in deed to Ralph Styles recorded in R. M. C. Office for Greenville County, S. C., in Book 208 at page 159, See Plat Book "I" at page 130.

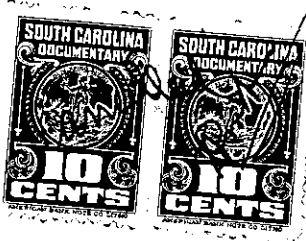
Upon payment of the further sum of assumption of mortgage indebtedness due thereon (\$1575.00) within thirty days from date of this instrument and unless the seller repays to the purchaser within thirty days from date of this instrument the sum of Four Hundred Twenty-five and no/100 (\$425.00) Dollars, the Seller, covenants and agrees and binds himself, his heirs, executors, administrators and assigns, to convey the said property above described to the said Homer Styles, his heirs or assigns, in fee, by a proper deed, with covenants of general warranty, with the dower duly renounced; free from encumbrances, except such as are herein agreed to be assumed.

And upon tender of such deed the purchaser agrees to fully comply with the terms of this contract of sale. All taxes, assessments, rents, and water rents, and premiums of unexpired policies of insurance to be prorated to date of completion of sale.

Upon failure of the purchaser to comply with the terms hereof within the stipulated time the seller to have the right to retain the amount this day paid, and to enforce the performance of this contract according to law.

Witness the parties hereto by their hands and seals in duplicate the day and year first above written.

Signed, sealed and delivered in the presence of:
Wesley M. Walker
Yetta Bicoff



Ralph E. Styles, (L. S.)
Seller
Ralph Styles (L. S.)
Seller
Homer Styles (L. S.)
Purchaser

State of South Carolina,
County of Greenville.

Personally appeared before me Wesley M. Walker and made oath that he saw the within named Ralph Styles & Homer Styles sign, seal and as their act and deed, deliver the within instrument, and that he with Yetta Bicoff witnessed the execution thereof.

Sworn to before me, this 1 day of Feb. A. D. 1940.

Ollie Farnsworth (SEAL))

Wesley M. Walker.

Notary Public, S. C.

Recorded February 1, 1940 at 11:58 A. M. #1362 BY: E.G.