

TITLE TO REAL ESTATE

Wm. E. Rasor Real Estate Co.
Greenville, South Carolina.

State of South Carolina,
County of Greenville

Contract of Sale and Purchase

This Agreement entered into this 22 day of January, 1940, between W. E. Rasor and R. M. Caine hereinafter called the Seller and William Rhodes hereinafter called the Purchaser Witnesseth: That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell and the Purchaser agrees to buy, the hereinafter described lot of land at the price of Four Hundred Ninety and no/100 Dollars, (\$490.00) of which \$50.00 has been paid in cash and the balance is payable as follows:

\$15.00 per month on the first day of each and every month beginning March 1, 1940 and payable on the first day of each and every month thereafter. The purchaser reserves the right to pay at any time, all or a part of the unpaid balance. until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of six per cent, per annum to be computed and paid semi-annually and if unpaid to bear interest at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, the Purchaser agrees to pay 10 per cent, in addition to the amount as attorney's fee.

The Seller agrees that there shall be made to the Purchaser a good warranty deed for said property.

It is agreed that all commissions are due and payable to the Wm. E. Rasor Real Estate Company upon the signing of this contract.

The property hereby agreed to be sold and bought is described as follows:

Lot No. 20 of Mountain View Acres, located about two miles from the city of Greenville, S. C. on the New Buncombe Road, according to plat of property of Union Central Life Ins. Co. made by Dalton & Neves, recorded in Plat Book I, pages 69-70. Subject to restrictions prohibiting the sale of this property to negroes and limiting the use of the property to residential purposes and forbidding to use for any commercial purposes. Home to be erected 50 feet from either street and to cost not less than \$1500.00.

Witness our hands and seals the day and year above written.

Witness: Willie Mae Watson
L. B. Clardy, Jr.

R. M. Caine
W. E. Rasor
Seller
William Rhodes
Purchaser.

State of South Carolina,
County of Greenville.

Personally appeared before me Willie Mae Watson and made oath that she saw the within named W. E. Rasor, R. M. Caine, Wm. Rhodes sign, seal and as their act and deed, deliver the within instrument, and that she with L. B. Clardy, Jr. witnessed the execution thereof. Sworn to before me, this 3 day of Feb. A. D. 1940.

J. R. Richardson (SEAL)
Notary Public, S. C.

Willie Mae Watson

S. C. Stamps \$0.20

Recorded February 3, 1940 at 11:58 A. M. #1487 BY: E. G.