

CONTRACT OF SALE AND PURCHASE
GREENVILLE, S. C.

THIS CONTRACT entered into this 11 day of July, 1944, by and between J. L. Stewart Hereinafter called the Seller and Henry Heymann hereinafter called the Purchaser.

WITNESSETH:

That the seller agrees to sell to the purchaser the land hereinafter described for the sum of Thirteen thousand, one hundred twenty five and no/100 Dollars to be paid as follows: Two hundred fifty and no/100 Dollars, receipt of which is hereby acknowledged, and balance on delivery of deed. It is hereby mutually agreed that the Seller is to have the privilege of occupying the house for a period not to exceed sixty days from date of this contract at a monthly rental of \$25.00 per month, said rent to begin when deed is delivered and in case the Seller moves out of the house before the expiration of the 60 day period, he is to pay rent for the actual time he has occupied the house.

It is further agreed that the stoker and the basement pump are to remain on the premises and to become the property of the purchaser.

And the purchaser agrees to buy the land hereinafter described and pay for same as above stated.

The seller agrees that there shall be made to the purchaser a good and warranty deed for said property.

Taxes, insurance and rents to be prorated as of the date of the deed, which is to be on or before the 24th day of July, 1944.

DESCRIPTION OF LAND:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, within the corporate limits of City of Greenville, being known and designated as #115 Capers Street, This property was conveyed to the Seller by two deeds (a) O. P. Earle as conservator recorded in R. M. C. Office for Greenville County in Vol. 221, at page 166; (b) M. S. Merritt to J. L. Stewart of record in R. M. C. Office in Vol. 243 at page 152 dated Jan. 2, 1942. Said property now occupied by Seller.

In Presence of:

F. C. Lupo
W. T. Patrick
J. L. Love.

Signed: J. L. Stewart
Henry Heymann

State of S. C.

County of Greenville.

Personally appeared before me W. T. Patrick, who after being duly sworn says that he saw the within named J. L. Stewart and Henry Heymann, sign, and as their act and deed execute the within contract of sale and that he with F. C. Lupo witnessed the execution thereof. Sworn to before me this 21st day of July, 1944.

J. L. Love
Notary Public for S. C.

W. T. Patrick.

S. C. Stamps \$5.16

Recorded July 21st, 1944 at 10:30 A. M. #7739 BY:E.G.