

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF SALE

WHEREAS, A. T. Sullivan is the owner of a tract of land situate on the Augusta Road, County and State aforesaid, consisting of nine acres, more or less, in School District 5B, the same having been leased by said A. T. Sullivan unto C. L. Renfroe and M. C. Ellison, said lease to expire December 31, 1948; and,

WHEREAS, A. T. Sullivan, and his wife, Eleanor D. Sullivan, hereinafter referred to as Sellers, for the consideration as hereinafter set out, have agreed to sell, and, Fred M. McPherson and Thelma H. McPherson, hereinafter referred to as purchasers, have agreed to purchase, a portion of said property and being described as follows:

BEGINNING at a point on the west side of the Augusta Road at corner of lot now owned by the purchasers, and running thence, S. 64-30 W., 145.9 feet to a point in line of Lot No. 29; thence with said lot, N. 28-25 W., 110 feet to a point on Sullivan Lane; thence with Sullivan Lane, N. 64-30 E. 190 feet, more or less, to the Augusta Road; thence with Augusta Road, S. 2-27 E., 120.3 feet to the beginning corner, said description being taken from plat of property of A. T. Sullivan made by P. B. Wilson, Jr., Surveyor, December, 1945.

NOW THEREFORE, for and in consideration of the sum of Two thousand seven hundred fifty and no/100 (\$2,750.00) Dollars, the sum of \$250.00 being paid at and before the signing and sealing hereof, the receipt of which is hereby acknowledged, the balance of \$2,500.00 being due and payable upon delivery of proper deed, said sellers hereby agree to sell and convey to said purchasers the lot above described, and deliver to them a fee simple, general warranty deed with dower renounced, it being understood and agreed that said deed shall be delivered, and said balance paid, upon the termination of the lease hereinabove referred to, whether such termination shall be December 31, 1948, or sooner, but in no event shall said sale be consummated later than January 10, 1949.

It is further agreed that the sellers shall pay all taxes on said lot until said deed is delivered.

WITNESS our hands and seals this 28th day of February, 1947, binding ourselves, our heirs, executors, administrators and assigns.

A. T. Sullivan (SEAL)
Mrs. Eleanor D. Sullivan (SEAL)
Sellers

In presence of:

Ruth W. Black
C. Victor Pyle
As to sellers

Fred M. McPherson (SEAL)
Thelma H. McPherson (SEAL)
Purchasers

Eugenia S. Pyle
C. Victor Pyle
As to purchasers.

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Personally appeared before me Ruth W. Black and made oath that she saw the within named A. T. Sullivan and Eleanor D. Sullivan sign, seal and as their act and deed, deliver the foregoing written instrument, and that she with C. Victor Pyle witnessed the due execution thereof.

SWORN to and subscribed to)
before me this 28th day of)
February, 1947.)

Ruth W. Black

C. Victor Pyle)
Notary Public for S. C.