

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

APR 12 11 57 AM 1952

OLLIE FARNSWORTH
 R.M.C.

CONTRACT FOR SALE AND BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS:

We, William S. H. Piper, by his Attorney in Fact, Ruth M. Piper, and Ruth M. Piper, hereinafter designated as the Sellers, and Loys A. Jordan, hereinafter designated as the Purchaser, do hereby enter into this Contract for Sale and Bond for Title.

The Sellers bargain, covenant and agree to sell and the purchaser bargains, covenants and agrees to buy that lot of land known and designated as Lot No. 8 of the property of University Park on the Super Highway in the City of Greenville, South Carolina, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book P at page 127. The consideration for said sale is Two Thousand (\$2,000.00) Dollars, payable Two Hundred (\$200.00) Dollars with the execution of this contract, and the receipt of which is hereby acknowledged, and the balance in the amount of One Thousand Eight Hundred (\$1,800.00) Dollars in monthly installments of One Hundred Fifty (\$150.00) Dollars commencing May 3, 1952, and continuing thereafter on the 1st day of each and every month until paid in full. Interest shall be paid from date at the rate of Five (5 %) per cent, interest payments to be made monthly in addition to the One Hundred Fifty (\$150.00) Dollar payment recited above on the principal. The purchaser is given the right to anticipate in full or in part at any time.

The sellers agree to execute a good warranty fee simple deed to the purchaser upon payment of the full purchase price and the seller, Ruth M. Piper, in consideration of the down payment, expressly agrees to renounce the dower right in and to the above property.

The purchaser agrees to pay the 1952 State, County and City taxes.

It is agreed that time is the essence of this contract and if payments thereunder are not made when due, the sellers at their option may upon two months' default in payments, be discharged from all liability in law and equity to make said deed and the down payment shall be considered as liquidated damages and the monthly payments shall be treated and considered as rent. The Sellers may, however, at their option, enforce the performance of this contract.