

RECORDED  
NOTARIAL PUBLIC

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF GREENVILLE )

JAN 10 12 44 PM CONTRACT FOR SALE

OLLIE FARNBROOK

This agreement made this the 26th day of January, 1956 by and between J. H. Mauldin, hereinafter called the "Seller" and J. D. Fair, hereinafter called the "Purchaser".

W I T N E S S E T H:

That in and for the consideration of the sum of \$8,000.00, \$750.00 of which amount has been paid, and receipt of said amount is hereby acknowledged, the seller agrees to sell and the purchaser agrees to buy the following described real estate:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Gantt Township, near the City of Greenville, and being known and designated as Lot No. 2 of the property of J. H. Mauldin as shown on plat thereof made by C. C. Jones and Associates made August 1955, and recorded in the R. M. C. Office for Greenville County in Plat Book II, at Page 197, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of the Old Augusta Road at the corner of Lot No. 1, which point is 57.1 feet south of the corner of the subdivision known as Sylvan Hills, and running thence along the line of said Lot No. 1, S. 31-02 E. 152.8 feet to an iron pin at the rear corner of said lot; thence S. 8-58 W. 60 feet to an iron pin at the rear corner of Lot No. 3; thence along the line of Lot No. 3, N. 81-02 W. 155.6 feet to an iron pin on the east side of the Old Augusta Road; thence along the east side of Old Augusta Road, N. 11-53 E. 60.1 feet to the beginning corner."

It is understood and agreed that the purchaser has already paid the sum of \$750.00 upon the purchase price hereof, leaving a balance due on this contract of \$7,250.00 to be paid in monthly installments of \$55.00 each, with interest thereon at the rate of six (6%) per cent per annum to be computed and paid monthly. That said payments are to be made to the First Federal Savings and Loan Association of Greenville, S. C. in said amount upon the mortgage in the sum of \$5,700.00 executed by J. H. Mauldin to First Federal Savings and Loan Association, which calls for payments of \$43.22 per month with interest thereon at the rate of six (6%) per cent per annum. That when sufficient payments have been made upon the aforesaid mortgage and this contract, the seller agrees to execute and deliver a good fee simple title to the above described lot by warranty deed, free and clear of all liens and encumbrances of record except the mortgage hereinabove set out.

It is further understood and agreed that the purchaser shall have the right to enter upon the aforesaid premises and to have occupancy of said building from the date of the signing of this contract, and so long as the purchaser shall continue to make the payments in monthly installments of \$55.00 with interest, he shall be permitted to remain in possession of said property, but should he fail to make the aforesaid payments as herein set out for a period of more than thirty days, then and in that event, said payments which have been made will be applied as rent for said premises, and the purchaser agrees to give immediate possession of said premises upon his failure to comply with all the terms of this contract. If the purchaser fails to comply with the terms of this contract, the seller shall have the right to cancel this contract by giving to the seller written notice by registered mail at his last known address notifying him of his intention to cancel said agreement.