

DEC 29 1964

FILED

(This contract is a continuation of previous contract)

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18440 CONTRACT OF SALE AND PURCHASE

DEC 29 12 45 PM 1964

STATE OF SOUTH CAROLINA
County of Greenville

OLLIE FARNSWORTH
R.M.C.

THIS AGREEMENT entered into this 24th day of August, 1964, between
Martha P. Thomson, hereinafter called the Seller, and
Robert C. Thompson, 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 property hereinafter described for the sum of Five Thousand Two Hundred Fifty & No/100

----- (\$ 5250.00) DOLLARS,
to be paid as follows: \$ 225.00 cash herewith to be held in escrow by Roy M. Gullick, Co.

and the balance of \$ 5025.00 to be paid
as follows; \$ 775.00 to be paid as balance of down payment and the remaining \$4250.00
to be paid over a period of not more than ten(10) years at 6% interest and with monthly
payments of not less than \$47.19 including principal and interest. This payment to be
due and payable on or before the 1st day of each month. Payments to begin as soon as the
purchaser takes possession of the premises. The purchaser shall ~~not~~ have the privilege
of paying off any portion or all of the balance at anytime he so desires without a penalty.
The owner shall deliver to the purchaser a good warranty deed for said property when the
purchaser has paid \$2000.00 on the principal balance of \$5250.00

The Seller agrees that there shall be conveyed to the Purchaser a good warranty deed for said property, free of encumbrances, liens or assessments on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at the option of the Purchaser on the closing date. Transaction to be closed, taxes, interest and rents (if rented) to be prorated on or before September 15th, 1964. Possession of the premises to be given by September 15th, 1964.

Time is of the essence of this contract. This written contract embodies the entire agreement between the parties.

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

All that piece or parcel of land with dwelling there on situated at
28 Mt. Vista Avenue, Greenville, South Carolina and more fully described in the
RMC office of Greenville County, S.C.

Remarks:

In the presence of:

[Signature]
[Signature]
Sara S. Hodges
Roy M. Gullick

Martha P. Thomson (L.S.)
[Signature] (L.S.)
Robert C. Thompson (L.S.)
[Signature] (L.S.)

(CONTINUED ON NEXT PAGE)

THIS CONTRACT PREPARED BY ROY M. GULLICK COMPANY, REALTORS, GREENVILLE, S. C.