

COUNTY OF GREENVILLE

For and in consideration of the premises hereinafter set out, J. Hewlette Wasson and Frances K. Wasson, Laurens, S. C., hereinafter called the seller, agrees to sell and R. E. Wooten and Janie P. Wooten, Greenville, S. C., hereinafter called the buyer, agrees to buy the following described real estate, situate in the County and State aforesaid, more particularly described as follows: All that piece, parcel and lot of land lying and being in Greenville Township being known and designated as Lot No. 6, Section "A" on plat of property of subdivision of Woodside Mills, made by Pickell and Pickell, Engrs., Jan. 14, 1950, recorded in the RMC Office for Greenville County in Plat Book "A" at pages 111-117. This being the identical lot sold to the seller by deed of William G. & Margaret T. Aiken, Nov. 18, 1952, recorded in the RMC office for Greenville County in Deed Book 467, Page 57, the said lot being described more in detail in the said deed. The said lot is being sold subject to the same conditions and restrictions recorded on the records of the RMC office which were received by the sellers.

The said property is being sold for the sum of Five Thousand One Hundred and No/100 (\$5,100.00) Dollars, the sum of One Hundred Dollars (\$100.00) being paid at the time of the execution of this Sales Contract by the buyers and the seller hereby acknowledges receipt of same, and the balance due under the said contract is to be paid at the rate of \$50.00 per month the first payment being due on the first day of May, A. D., 1963 and a payment of \$50.00 being due on the first day of each month thereafter until the entire balance due under the terms of this sales contract is paid in full. The balance being due after payment of the \$100.00 referred to above being Five Thousand and No/100(\$5,000.00) Dollars, with interest due on the said amount at the rate of Six per cent per annum to be figured monthly on the unpaid balance and each monthly payment being applied first to interest and then to payment on the principal. Interest not paid when due to become principal and bear interest at the same rate.

The buyer agrees to pay all taxes and assessments which may be hereafter imposed on the said premises and to keep the said premises insured in an amount of not less than the sum of \$4500.00 against fire, windstorm and other usual damages, with loss benefits payable to the seller and buyer, as their interest appear, all policies to remain with the seller. Should the buyer fail to make provision for these items the seller is to have the right to provide them and add the cost of same to the amount due under the sales contract herein. The buyer is also to keep the buildings in a reasonable state of repair in order to preserve same and should the said buyer fail to do so the seller is to have the right to make such repairs as necessary in order to preserve the said buildings and add the cost of same to the balance due under the terms of the said sales contract to be repaid subject to the said terms of the said contract.

The buyer is not to make any major changes or alterations to the buildings on the lot described above unless approved by the seller. The seller agrees to give the buyer a title to the said premises at any time the buyer desires to pay the balance due under the contract, the buyer having the right to anticipate payment of all the balance or any part thereof at any time.

Should the buyer make default in any way of the covenants herein contained, or fail to make the payments when due, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void and any amounts paid on the said contract are to become rentals and, or, liquidated damages due the seller and the said seller is to have the right to take possession of the property. The buyer waives all claims, in case of default, and agrees to turn the premises over to the seller without any legal action being required and all rights, claims and demands of the buyer in the said premises shall be cancelled and discharged as a result of the default on the part of the buyer. The buyer agrees that no title or interest in the said premises shall vest in him until the terms of this sales contract have been complied with and a Deed to the premises delivered or due for delivery by the seller. Failure of the seller to declare or exercise the right to declare the contract null and void in case of default by the buyer shall not be a defense or bar to exercise this right on future breaches of the terms of this contract should the seller fail to do so on the previous breach or breaches.

The seller and buyer agrees to all the terms of this contract and pledges themselves to each other to carry it out in detail. This contract is binding upon

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