

TITLE TO REAL ESTATE

1732 FORTY-SEVEN CO. - GREENVILLE

State of South Carolina,
County of Greenville.

This contract entered into this 28th day of August, 1937, between P. R. Long & Company, hereinafter called the Seller and Vera Pearson, hereinafter called the Purchaser, WITNESSETH:

Whereas the Seller has agreed to sell and the purchaser has agreed to buy at a total price of Eight hundred forty & no/100 dollars the following real estate:

All that piece, parcel lot of land in Greenville Township, Greenville County, State of South Carolina, formerly the property of J. Robert Martin adjoining City View and known as lot number 28-30-32-33-34-35 Block A, on map to be recorded.

The purchaser agrees to pay One hundred forty six & no/100 Dollars, cash upon signing this contract and has given her note to the Seller for Seven hundred fourteen & no/100 balance due dated August 28th, 1937, payable Twelve & 50/100 (\$12.50) each month commencing not later than Oct. 1st, 1937, and Twelve & 50/100 (\$12.50) dollars, on or before the First of each succeeding month thereafter until the total is paid in full with 6% interest after maturity Oct 1st, 1938, to be paid together with monthly installments.

It is further agreed that when the purchaser shall have paid total amount in full for said lot he shall receive a warranty deed unless he proposes to erect a building thereon, in which case the Seller agrees to release the within named lots at rate of One hundred Fifteen (\$115.00) Dollars per lot and receive back a second mortgage for any balance to be payable monthly.

It is further agreed that time is of the essence of this contract and that all sums paid by the purchaser shall be taken and construed as rent for said premises, if the purchaser shall be taken and construed as rent for said premises, if the purchaser shall become in arrears in the payment of any months payment of the sums mentioned in said note, in which event the Seller may surrender the said note unto the purchaser or may mail notice of the surrender of same to the last known address of the purchaser and this contract of sale shall thereupon be immediately cancelled and the seller shall have the right to treat the purchaser as tenants holding over after the lease is forfeited for non-payment of rent, or may reenter said premises peaceably and take possession thereof and if purchaser shall fail to give possession the Seller shall have the right to eject the purchaser as tenants holding over after forfeiture of lease. In testimony whereof the said parties have hereunto signed this contract.

Witness:

As to Purchaser

W.W. Wilkins

Troy C. Craigo

As to Seller

W. W. Wilkins

P. R. Long

P. R. Long and Company,

BY: W. R. Hale, Jr. (SELLER)

Agent.

Vera Pearson (PURCHASER)

State of South Carolina,
County of Greenville.

Personally appeared before me W. W. Wilkins, who being duly sworn, says that he saw P. R. Long and Company by W. R. Hale, Jr., the Seller in the foregoing Contract, sign, seal with the corporate seal, and as the act and deed of said corporation deliver the foregoing Contract, and that he with P. R. Long witnessed the execution thereof.

Sworn to and subscribed before me this 11th day of October, 1937

Patrick C. Fant (L. S.)

W. W. Wilkins.

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Personally appeared before me W. W. Wilkins who being duly sworn, says that he saw Vera Pearson, as Purchaser in the foregoing Contract, sign, seal and as her act and deed execute the foregoing Contract, and that he with Troy Craigo witnessed the execution thereof.

Sworn to and subscribed before me this 12th day of October, 1937

Eugene Bryant (L. S.)

W. W. Wilkins.

Notary Public for South Carolina.

State of South Carolina
County of Greenville.

For value received, the undersigned, G. H. Cleveland, as Trustee, hereby consents to the sale of the lots of land designated in the foregoing contract upon the terms therein stated and provided, and agrees to give deed to the purchaser conveying the said lots when the terms of the contract have been fulfilled. Signed this 11th day of October, 1937

In the presence of: Harriet R. Wright

W. W. Wilkins

G. H. Cleveland, (L. S.)

As Trustee

Recorded this the 14th day of October, 1937 at 9:55 A. M. #12508 BY: E. G.