State of South Carolina, County of Greenville.

Contract of Sale.

This Agreement, made and entered into by and between M. M. Hewell, as Trustee, hereinafter referred to as the Seller and Lillie Pace McBrayer, hereinafter referred to as Purchaser, WITNESSETH:

That the Seller agrees to sell to the Purchaser, and the Purchaser agrees to buy from the Seller the following described property:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the west side of Buckner Street, in the City of Greenville, having the following metes and bounds, to-wit:

Beginning at a point on Buckner Street, where line of Mrs. Tindal's property intersects said Street; thence with Buckner Street N. 41 3/4 E. 468/8 feet to alley; thence with said alley S. 57½ W. 107 feet to a point; thence still with said alley N. 88½ W. 246 feet to a point in corner of alley and line of Long's property; thence with line of last mentioned lots and property of Mrs. Tindal, S. 1 3/4 E. 350 feet to the beginning corner. Save and except, however, the portion of said lot heretofore donveyed by Alvin H. Dean to the Andrews Methodist-Episcopal Church and save and except also the lot heretofore conveyed by S. J. Eassy to the Andrews Methodist-Episcopal Church; offing a portion of the property conveyed to M. M. Hewell, as Trustee, by S. J. Eassy by deed dated January 28, 1927, and recorded in the R. M. C. Office for Graenville County in Book of Deede "1111" lat page 516.

upon the following terms and conditions, all of which are hereby declared to be conditions precedent; and for the breach of any one of which the Seller may declare this contract terminated, as hereinafter set forth.

(1) The Purchaser agrees to pay as the agreed purchase price the sum of \$10,000.00, with interest from April 11, 1938 at 6%, in monthly installments of \$100.00 each, payable on the first day of each month hereafter, beginning May 1, 1938, as evidenced by the note of the Purchaser of even date, until the principal shall have been reduced to \$7500.00; and when the principal shall have been reduced to \$7500.00, and all interest taxes and fire insurance then due shall have been paid, and all the terms and conditions of this contract shall have been complied with, the Seller will execute and deliver to the furchaser a warranty deed, conveying the said property to her, and the Purchaser shall thereupon execute a first mortgage to the Seller in the sum of \$7500.00 securing her note, in that smount, payable \$100.00 per month.

(2) The Purchaser agrees to make crepairs to the property of the cost and value of \$2,000.00

(which is in addition to the \$19,000 pp agreed purchase price), in the following manner;

(a) All porches and floors of the sixteen (16) buildings located on this property shall be repaired to a satisfactory condition, and all buildings now having wooden shingle roofs, except the two houses located on each side of the store building, shall be reroofed with sheet metal roofing of an approved quality, and the Purchaser shall, in addition, make such further repairs as are necessary to put all buildings in a satisfactory state of repairs until repairs of the cost and value of \$2,000.00 shall have been made.

(b) The Purchaser will furnish to the Seller an appraisal by W. F. Wabers of the value of the work done, including an itemized statement of work and materials furnished; showing that repairs of the cost and value of \$2,000.00 have been made.

- (c) The Purchaser will begin work immediately and continue with the repairs until completed, and the repairs shall be completed, in any event, by June 11, 1938.
- (3) The Seller shall continue to collect the rent, and to manage and control the property until the repairs are completed, or until the purchaser furnishes the Seller with a letter from Citizens Lumber Company stating that it agrees to furnish the necessary materials and advances in the sum of \$2,000.00, and that it will satisfy itself that the materials will be used for the above repairs, and that the repairs, when completed, will be of the reasonable cost and value of \$2,000.00.
- (4) The Purchaser agrees to keep the buildings insured for the benefit of the Seller against loss by fire in the total sum of \$7500.00, and against loss by windstorm in the sum of \$5000.00, which shall be properly distributed among the buildings in proportion to their values.
- (5) The Purchaser agrees to pay all taxes and assessments which may be assessed, or become due, against the property after April 11, 1938.
- (6) The Purchaser agrees to pay to the Seller each month, in addition to the \$100.00 monthly payment set out in Paragraph 1, the monthly prorate portion of annual taxes, insurance premiums, and water bills, and the Seller will pay the items, when due, for the account of the Purchaser.

