

TITLE TO REAL ESTATE

Wm. E. Rasor Real Estate Co.  
Greenville, South Carolina

STATE OF SOUTH CAROLINA,  
County of Greenville )

CONTRACT OF SALE AND PURCHASE

THIS AGREEMENT entered into this 15 day of June 1940, between Mary E. Wilson hereinafter called the Seller and Will Henry hereinafter called the Purchaser.

Witnesseth: That in consideration of the agreement and payments hereinafter named, the Seller agrees to sell and the Purchaser agrees to buy, the hereinafter described lot of land at the price of ONE THOUSAND EIGHT HUNDRED AND THIRTY SEVEN DOLLARS, (\$1837.00), of which \$20.00 has been paid in cash and the balance is payable as follows:

The purchaser is to pay \$20.00 per month on the first day of each and every month beginning July 1, 1940 through December 1, 1940. The purchaser is to pay \$200.00 On January 1, 1941. Thereafter the purchaser is to pay \$240.00 on the first day of Jan. of each succeeding year, until the purchase price is paid in full. Interest at 6% payable annually. The purchaser reserves the right to refinance the balance due at any time. Deed to be delivered when \$1000.00 has been paid on the purchase price. The first payments are to go to W. E. Rasor Real Estate Co. until \$87.50 has been paid. Purchaser <sup>further</sup> agrees that he will pay all taxes on due date after 1940 and will not haul or allow to be hauled any timber off the premises. It is further agreed that the purchaser will continue to carry the amount of insurance now on premises made payable to the Seller, until the purchase price is paid in full, with interest on the unpaid portion from date at the rate of -- per cent, per annum to be computed and paid --- and if unpaid to bear interest at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, the Purchaser agrees to pay 10 per cent, in addition to the amount as attorney's fee.

The Seller agrees that there shall be made to the Purchaser a good warranty deed for said property.

It is agreed that all commissions are due and payable to the Wm. E. Rasor Real Estate Company upon the signing of this contract.

The property hereby agreed to be sold and bought is described as follows:  
56 acres of land more or less and five-room home located on the Piedmont Road, about ten miles from the City of Greenville, S. C. and to be more fully described in bond for title. About 1/2 mile from Pepper School, near Moom's Gin.

Witness our hands and seals the day and year above written.

Witness:

J. G. Wilson  
H. W. Rozier

Mary E. Wilson  
Seller  
William Henry  
Purchaser

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

Personally appeared before me H. W. Rozier who first being duly sworn says that he saw the within named Mary E. Wilson, the Seller, and Will Henry, the Purchaser, sign, seal and as their act and deed deliver the within written contract for sale, and that he with J. G. Wilson witnessed the execution thereof.

Sworn to before me this  
the 2nd day of July, 1940.  
G. A. Ellis (SEAL)  
Notary Public For South Carolina.

H. W. Rozier

S. C. Stamps \$0.76

Recorded August 8th 1940 at 10:31 A.M.

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