

## TITLE TO REAL ESTATE

WN. 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 9th day of Dec. 1940, between M. E. Ridge hereinafter called the Seller and W. W. Pate, 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 hereinafter described lot of land at the price of This is an exchange of Properties as follows: Dollars, (\$\_\_\_\_) of, which \$10.00 has been paid in cash and the balance is payable as follows:

M. E. Ridge Deeding Pate House & Lot

#505 McDaniel Ave. City of Greenville, S. C.

W. W. Pate Deeding M. E. Ridge House & lot #125 E. Earle St. City of Greenville, S.C.

W. W. Pate paying to Ridge \$8000.00 Cash difference between the properties.

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:

Deeds to be made & delivered on or before Jan. 1st, 1941

each party to pay 1940 taxes on on the property he is exchanging & prorate insurance.

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

Mrs. M. E. Ridge

M. E. Ridge

Seller

Alethea F. Pate

W. W. Pate

Purchaser

Witness:

H. W. Rozier

J. F. McAlister

State of South Carolina,  
County of Greenville.

Personally appeared before me H. W. Rozier and made oath that he saw the within named M. E. Ridge and Mrs. M. E. Ridge and W. W. Pate and Alethea F. Pate sign, and seal the within contract and that he with J. F. McAlister witnessed the execution thereof.

C. B. Martin

H. W. Rozier.

N. P. S. C.

No Stamps

Recorded December 16, 1940 at 4:33 P. M. #17776 BY: E.G.