

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

THIS INDENTURE made and entered into this 9th day of May, 1945, by and between HENRY HOLLINGSWORTH HARRIS, JR., JEAN MURRAY HARRIS AND MRS. HENRY HOLLINGSWORTH HARRIS, SR., hereinafter referred to as Sellers, and R. E. EBERT, M. S. MERRITT AND J. P. WILLIAMSON, hereinafter referred to as Purchasers.

W I T N E S S E T H

WHEREAS, under the last will and testament of Addie R. Ansel of record in the Probate Office for the State and County aforesaid in Apartment 375, File 7, the real estate described herein was devised to Martin F. Ansel for life and at his death to be equally divided between the undersigned Henry Hollingsworth Harris, Jr. and Jean Murray Harris; and

WHEREAS, the said Henry Hollingsworth Harris, Jr. and Jean Murray Harris have agreed to sell to the Purchasers upon the termination of the life estate upon the terms and conditions hereinafter set forth and, the said Jean Murray Harris being under twenty-one (21) years of age, her performance is being guaranteed by her mother, Mrs. Henry Hollingsworth Harris, Sr.

NOW, THEREFORE, in consideration of the Purchasers agreement to purchase together with the sum of Five Hundred (\$500.00) Dollars to us in hand paid by the Purchasers at and before the sealing of these presents, the receipt whereof is hereby acknowledged, the Sellers agree to sell and convey unto the Purchasers:

"A certain lot of land situate on the North side of Pendleton Street, in the City of Greenville, County and State aforesaid, known as the Ansel Home Place, said lot beginning at a point on the North side of Pendleton Street at the corner of the lot now or formerly owned by W. J. Strawn, which point is approximately 138.3 feet East of the intersection of Pendleton and Memminger Streets and fronts on the North side of Pendleton Street 225 feet running back in depth the full depth of the Ansel lot in lines drawn at right angles to Pendleton Street."

Sellers covenant and agree that within thirty (30) days after the termination of the life estate or the attainment of her majority by the said Jean Murray Harris, whichever shall be the last to occur, they will tender the Purchasers a good and sufficient fee simple deed with documentary stamps attached conveying said property to the Purchasers free and clear of liens and encumbrances.

The Purchasers covenant and agree to purchase the property hereinabove described and to pay the Sellers, in addition to the payment made at the execution of the contract, the sum of Eleven Thousand (\$11,000.00) Dollars in cash upon the receipt of a good fee simple general warranty to said property free and clear of liens and encumbrances.

Said Purchasers further covenant and agree that, as they understand it, all City, State and County taxes accruing against said property during the life estate of Martin F. Ansel constitute a lien against the interest of the life tenant, and that they will not refuse to accept a deed hereunder upon the ground that any such taxes constitute a lien against the property after the death of the life tenant. It is understood and agreed that the Purchasers are in no way assuming or agreeing to pay any taxes assessed against the life interest in said property.

Taxes accruing after the termination of the life estate are to be prorated as of the date of closing.

To the faithful performance of these covenants, the parties hereto bind themselves, their heirs, administrators and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals