

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

(IN DUPLICATE)

THIS CONTRACT and agreement made and entered into by and between W. R. Cason, hereinafter referred to as the Seller, and G. W. McManaway and Louise Jay McManaway, hereinafter referred to as Purchasers, witnesseth:

That for the consideration of ^XSixteen Thousand (\$16,000.00) Dollars payable as hereinafter set forth and expressed, I, W. R. Cason, Seller, have agreed to sell to G. W. McManaway and Louise Jay McManaway, Purchasers, all that certain piece, parcel or lot of land lying and being in the County and State aforesaid in the City of Greenville, on the north side of Pendleton Street, and more particularly described as follows:

BEGINNING at an iron pin on the north side of Pendleton Street at the eastern corner of an 87-foot lot of land owned by Pendleton Street Baptist Church of Greenville, S. C. and running thence along the line of said Church property, N. 18-30 W. 198 feet, more or less, to an iron pin at joint corner of W. R. Cason and said Church line; thence in an easterly direction, 76 feet 4 inches, more or less, to joint corner of W. R. Cason; thence along the line of said Graydon lot in a southerly direction, 198 feet, more or less, to an iron pin on the north side of Pendleton Street; thence along the north side of said Pendleton Street in a westerly direction, 76 feet, 4 inches, to the beginning corner. The above property is a portion of a lot conveyed to me, W. R. Cason, by Eleanor M. Carter by deed dated Oct. 2, 1944 and recorded in Deed Book 268 at page 1, in the R. M. C. Office of Greenville County.

That we, G. W. McManaway and Louise Jay McManaway, Purchasers, have agreed to purchase said lot of land from W. R. Cason for the said consideration of Sixteen Thousand (\$16,000.00) Dollars, and to pay same as hereinafter set forth and expressed.

That W. R. Cason agrees to execute and deliver to said Purchasers a good, fee simple, general warranty deed of the said premises, free and clear of any encumbrances, on condition that the said G. W. McManaway and Louise Jay McManaway shall pay the said sum of Sixteen Thousand (\$16,000.00) Dollars in the following manner, to-wit: Fifteen Hundred (\$1500.00) Dollars in cash as a down payment, upon the signing and execution of this contract; One Hundred (\$100.00) Dollars in cash on the 1st day of July, 1946, and a like amount on the 1st day of each and every succeeding month thereafter "each of said monthly payments to ^{be} applied first to interest and balance to principal until paid in full both as to principal and interest and" until the full sum of Sixteen Thousand (\$16,000.00) Dollars has been paid in full of principal; with the right, however, to anticipate, by the payment of any part or all of principal on the 1st day of any month before due during the life of this contract (except as hereinafter modified); with interest at the rate of Six (6%) per cent. per annum from June 1st, 1946, to be computed and paid annually until paid in full; all interest not paid when due to bear interest as same rate as principal. However, it is expressly agreed and understood by and between the parties hereto, that this contract is not to be assigned, transferred or set over by Purchasers to any individual, corporation, or in any otherwise, without the payment to Seller by Purchasers of Twenty Five (25%) per cent. of the gross sales price of \$16,000.00, that is, the sum of Four Thousand (\$4,000.00) Dollars in cash; all, as is shown in and by Note of Purchasers of even date herewith.

For the year 1946 and thereafter, all State and County and City taxes and all insurance premiums on said property are to be paid promptly by Purchasers. Not less than \$10,000.00 in fire insurance and \$10,000.00 in extended coverage, is to be carried on said property by Purchasers and assigned to Seller.

RECORDED AND CANCELLED OF RECORD
 12-21-46
 D. F. OF
 R. M. C. OFFICE OF
 GREENVILLE COUNTY, S. C.
 NO. 8467