

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

This contract made and entered into by and between Myrtle H. Graves, hereinafter referred to as the Seller, and W. Newman Turner, hereinafter referred to as the Purchaser:

That in and for the consideration hereinafter expressed, the Seller agrees to sell and convey to the Purchaser that certain tract of land, with the improvements thereon, situate in the County of Greenville, South Carolina, in Butler Township, on the southeast side of Spartanburg Road, containing 6.54 acres, being the same tract of land conveyed to me by T. H. Graves by deed of record in R. M. C. Office for Greenville County in Book 280, page 52.

In consideration for said premises, the Purchaser agrees to pay to the Seller therefor the sum of twenty-five hundred dollars as follows: seven hundred dollars in cash upon execution of this contract and the balance of eighteen hundred dollars in the following manner: two hundred dollars three months after date and two hundred dollars at the end of each consecutive three-month period thereafter until paid in full, with interest on the unpaid principal at the rate of six per cent. per annum, to be computed and paid quarterly.

It is understood and agreed that taxes for the year 1947 shall be prorated between the parties hereto as of the date of this contract and all subsequent taxes shall be paid by the Purchaser herein; and that the Purchaser herein shall be entitled to possession of said premises immediately upon execution of this contract.

In the event any installment of the purchase price as above set forth shall be in arrears and unpaid for a period of thirty days, this contract shall thereupon become null and void at the option of the Seller and any payments made prior thereto shall be retained by the Seller as rent for said premises and as liquidated damages for Purchaser's failure to comply with said contract.

This 14th day of August, 1947.

In Presence of:

Mary S. Wilburn

D. B. Leatherwood

Myrtle H. Graves (SEAL)

Seller

W. Newman Turner (SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

Personally appeared before me Mary S. Wilburn who being duly sworn says that she saw the within named Myrtle H. Graves and W. Newman Turner sign, seal and as their act and deed deliver the within written instrument and that she with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 14th August, 1947.

Mary S. Wilburn.

D. B. Leatherwood (SEAL)

Notary Public, S. C.

S. C. Stamps 72¢

Recorded August 30th, 1947 at 12:04 P. M. #17105 BY:E.G.