

THE FARMERS' TRUST
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

This contract of sale entered into between Northside Development Company, hereinafter called the SELLOR, and Emmett F. Cothran, hereinafter called the PURCHASER, this 14th day of July, 1948.

IT IS HEREBY AGREED that in consideration of the sum of \$775.00 payable as herein stated, the SELLOR contracts to sell and the PURCHASER contracts to buy the following described premises, to-wit:

All that piece, parcel or tract of land situate, lying and being in School District 7B, Greenville County, State of South Carolina, being known and designated as Lot #40 of White Oak Sub-division, property of Northside Development Company, and more particularly described and delineated according to a plat prepared by J. D. Pellett, Jr., in August, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 121 as having the following courses and distances, to-wit:

Beginning at a stake on the west side of Holmes Drive, joint corner of Lots 39 and 40, which stake is S 4 56 E 120 feet from the southwest corner of the intersection of Holmes Drive and Auburn Street, and running thence with the line of Lot 39, S 84 34 W 109.6 feet to a stake, common corner to Lots 40, 39 and 38, thence with the rear line of Lot 38, S 56 51 W 90 feet to a stake, joint corner of Lots 40, 38, 37 and 42, thence with the line of Lot 42, S 53 45 E 62.6 feet to a stake, joint corner of Lots 42, 41 and 40, thence with the line of Lot 41, N 85 04 E 140 feet to a stake on the west side of Holmes Drive, thence with the west side of Holmes Drive, N 4 56 W 85 feet to the point of beginning.

The PURCHASER hereby agrees to pay to the SELLOR the purchase price of \$775.00, of which the sum of \$100.00 has been paid upon the execution of this contract (the receipt of the same being hereby acknowledged), and the unpaid balance of \$675.00 shall be paid in monthly installments of \$28.12, and final installment of \$28.24 on the principal with interest at 6% per annum to be computed and paid at maturity. First installment to be paid August 15, 1948, and to continue on the same day of each month thereafter until the balance remaining both principal and interest shall have been paid in full.

When the purchase price above stated shall have been paid in full, the SELLOR hereby agrees to execute and deliver to the PURCHASER a deed conveying a good fee simple title to the premises, free and clear of all liens and encumbrances.

It is further agreed that the PURCHASER shall have the option of paying all or any number of installments in advance at his option.

The SELLOR agrees to pay all taxes accruing on this property during the life of the within contract.

State of South Carolina, County of Greenville.
In consideration of the sum of \$150.00 paid by Northside Development Co to Emmett F. Cothran and by mutual agreement of the parties hereto, the within contract of sale from Northside Development Co to Emmett F. Cothran is hereby terminated and cancelled of record.
Witness our hands and seals this 19th day of August 1950.

*Mary W. Cynes
H. Brady Whitmore*

*Emmett F. Cothran.
Northside Development Co.
By Hamlin Beattie, Secretary.*

*State of South Carolina,
County of Greenville.*
Personally appeared before me Mary W. Cynes, who on oath states that