

GREENVILLE CO. 9 24 AM 1951
 STATE OF SOUTH CAROLINA) FARNSWORTH
 COUNTY OF GREENVILLE) R.M.C.
 CONTRACT OF SALE

This agreement executed this 1st day of December, 1950, by and between Katherine B. Muhleman, herein called Seller, and Corrine G. Meredith, herein called Buyer,

W I T N E S S E T H :

For and in consideration of the sum of One Dollar and in further consideration of payment by the Buyer of the sums hereinafter set forth, the Seller agrees to sell and the Buyer agrees to buy the following property:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina being shown as all of Lot 93, Plat of Woodfields, which plat is recorded in Plat Book "S", at page 113, R.M.C. Office for Greenville County, S. C., being the same property conveyed to the Seller by deed of William H. Oakley recorded in Deed Book 401, page 484, said R.M.C. Office.

1. The Buyer agrees: To pay to the Seller the sum of \$1400.00 and to assume the balance due and owing upon two certain mortgage instruments executed by the Seller in favor of The Peoples National Bank of Greenville, S. C., as follows: (a) Mortgage in the original sum of \$7600.00 which mortgage is recorded in Mortgage Book 409, at page 472, said R.M.C. Office and (b) Mortgage in the original sum of \$2250.00, recorded in Mortgage Book 410, at page 1, said R.M.C. Office (as amended by agreement recorded in Mortgage Book 428, page 178); payment of the sum of \$1400.00 to be made as follows:

(1) The sum of \$250.00 upon the execution of this instrument (receipt of which is hereby acknowledged);

(2) The sum of \$250.00 on or before December, 15, 1950;

(3) Payment on the 1st day of each and every month commencing December, 1, 1951 of the sum of \$21.15 until the balance of \$900.00 has been paid in full;

(4) The Buyer shall keep said mortgage instruments above referred to in full force and effect by paying to the holder of said mortgages not later than the 1st day of each and every month commencing December 1, 1950, the monthly sum of \$63.85, (it being the intent of this instrument that the Buyer pay as above set forth the sum of \$85.00 per month, the same being the equivalent of the monthly rental now paid by said Buyer as tenant, with the balance over and above the stipulated mortgage payments being applied in liquidation of the \$900.00 balance).

2. It is mutually agreed:

(a) That the Buyer may at any time anticipate the entire unpaid balance due under this instrument;

(b) That upon payment of the above sums to the Seller this contract shall be deemed fulfilled and the Seller shall forthwith execute to the Buyer, or to such parties as may be designated by said Buyer, a good fee simple, properly stamped, general warranty deed conveying the above premises free of all liens except current taxes, the mortgages above referred to, and such property restrictions and rights-of-way as may be of record in said R.M.C. Office relating to said premises.