

MAY 16 10 44 AM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAMS & BROWN
ATTORNEYS

CONTRACT OF SALE

This contract of sale and bond for title entered into by and between Estelle N. Earle, hereinafter referred to as the seller, and T. F. Boyd, hereinafter referred to as the purchaser

W I T N E S S E T H

(1) For in and in consideration of the sum of Thirty-Five Thousand (\$35,000.00) Dollars to be paid to the seller in accordance with the terms hereinafter set forth, the seller hereby agrees to sell and convey to the purchaser the property owned by her located at 230 Richardson Street, Greenville, South Carolina, fronting approximately one hundred and four (104) feet more or less on Richardson Street.

(2) It is understood that the purchaser is to pay the purchase price in the following manner, to-wit:

Ten Thousand (\$10,000.00) Dollars in cash at the time of the execution and delivery of this contract and bond for title. The balance of the purchase money is to be paid at the rate of Two Thousand (\$2,000.00) Dollars per year or until the purchase price of Thirty-Five Thousand (\$35,000.00) Dollars is reduced to Seventeen Thousand and Five Hundred (\$17,500.00) Dollars at which time the seller is to execute to the purchaser a good fee simple deed to said property and accept a purchase money mortgage for Seventeen Thousand and Five Hundred (\$17,500.00) Dollars to be paid as hereinafter provided.

(3) It is understood that the balance of the purchase money is to bear interest at the rate of five (5%) per cent per annum, payable semi-annually. It is understood that interest is not to begin to run on the balance of the purchase price until the purchaser secures possession of the property. The seller agrees to give notice to the present tenant to vacate on or before July 1st, 1951, but if the tenant vacates prior to July 1st, 1951, the purchaser will be given possession immediately upon the vacation of the property by the tenant. It is understood that the purchaser is to pay not less than Two Thousand (\$2,000.00) Dollars per year upon this contract and bond for title but has the right to anticipate at any time and reduce the amount to the sum of Seventeen thousand and Five Hundred (\$17,500.00) Dollars.

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