

MAY 7 9 53 AM '53

RECORDED
FILED

STATE OF SOUTH CAROLINA)
) : CONTRACT FOR SALE OF REAL ESTATE
 COUNTY OF GREENVILLE)

This agreement entered into this the 6th day of May, 1953, by and between Lillie Cox Thompson, hereinafter called Seller, and Hugh B. Strickland and Anna Pearl B. Strickland, hereinafter called Purchasers,

W I T N E S S E T H :

That the seller agrees to sell, and the purchasers agree to buy, for a total consideration of Eight Hundred, Fifty and No/100 - (\$850.00) Dollars, the following described real estate:

"All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the northern side of Gilman Avenue near the old Augusta Road, being known and designated as Lot No. 6 of the property of Lillie C. Thompson according to a plat thereof prepared by C. C. Jones, R. S., September 28, 1951 and recorded in the R. M. C. office for Greenville County in Plat Book DD, at page 53, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Gilman Avenue, the joint corner of Lots Nos. 4 and 6, and running thence along the northern side of Gilman Avenue, S. 82-06 W. 100 feet to an iron pin, corner of Lot No. 7; thence along the line of that lot, N. 6-24 E. 281.6 feet to an iron pin on the line of Lot No. 1; thence along the line of that lot, N. 89-11 E. 63 feet to an iron pin, rear corner of Lot No. 2; thence along the rear lines of Lots Nos. 2, 3 and 4, S. 0-58 E. 267.3 feet to the beginning corner."

IT IS UNDERSTOOD AND AGREED between the parties hereto that the total consideration above stated shall be paid by the purchasers to the seller as follows: Five Hundred and No/100 - (\$500.00) Dollars with the sealing of these presents, the receipt whereof is hereby acknowledged by the seller, and the balance of Three Hundred, Fifty and No/100 - (\$350.00) Dollars at the rate of Thirty-Five and No/100 - (\$35.00) Dollars per month, beginning on the 6th day of June, 1953, and continuing on the 6th day of each succeeding month thereafter until paid in full, said payments to be applied first to interest at the rate of six (6%) per centum per annum, and then to the principal balance remaining due from month to month, with privilege of anticipating payment of all, or any portion, of the principal balance on any interest paying date. Should any of said monthly payments not be made within a period of sixty (60) days after the due date thereof, the seller may, at her option, declare the entire remaining principal balance due and payable, and institute proceedings for the foreclosure of this contract.

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that at such time as the purchasers have paid to the seller the total consideration herein provided, the seller will deliver to the purchasers a warranty deed to the premises above described, conveying a fee simple title thereto, free of liens or other encumbrances, except current taxes which shall be pro-rated as of the date the deed shall be delivered. It is further agreed that said property will be conveyed subject to the following restrictions