

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

APR 17 9 55 AM)
)
 CONTRACT OF PURCHASE AND SALE

MEMORANDUM OF AGREEMENT made at Greenville, South Carolina this the 15th day of April 1954 by and between Woodrow V. Hunt and Lillie Inez Hunt, parties of the first part, hereinafter called the Sellers and Beulah W. Burgess, party of the second part, hereinafter called the Buyer, WITNESSETH:

The Sellers have sold to the Buyer and the Buyer has bought of the Sellers the following described real estate:

All that piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina, being a portion of Lot No. 6 according to Plat of E. A. Smythe et al, made by Dalton & Neves in November 1935, and recorded in Plat Book D at Page 170, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Northwest side of Highway No. 29 at the joint corner of Lots Nos. 5 and 6, and running thence S. 58-36 E. 290.1 feet to iron pin; thence S. 31-50 W. 57 feet to iron pin; thence N. 58-36 W. 315.3 feet to iron pin on Highway No. 29; thence along the curve of Highway No. 29, N. 55-52 E. 62½ feet to the point of beginning.

Together with all furniture, fixtures, and equipment now in the building on said property.

The price agreed upon to be paid by the Buyer and accepted by the Sellers is NINE THOUSAND (\$9,000.00) Dollars, payable as follows: \$100.00 previously paid and \$400.00 paid at the signing of this Contract. The balance of \$8,500.00 to be paid \$60.00 on May 15, 1954 and \$60.00 on the 15th day of each and every month thereafter until April 15, 1960 when the unpaid balance of principal and interest shall be due and payable. From each monthly payment interest shall be first paid and the balance credited as a principal reduction. The Buyer is granted the right to anticipate either wholly or in part at any time before maturity.

The Sellers covenant and agree that upon the Buyer's completing the payment as above set out that they will deliver to the Buyer a deed conveying good and marketable title in fee simple free of all encumbrances.

The Buyer to be given immediate possession of the premises upon the execution of this contract. Taxes and insurance to be pro-rated as of the date of this Contract. The Buyer agrees that she will pay all taxes and insurance premiums from the date of this Contract, in addition to payments above provided and that she will carry at least \$7,500.00 fire insurance for the benefit of the Sellers during the life of this Contract. Deferred payments to draw interest at the rate of six per cent from April 15, 1954, payable monthly.

It is further understood and agreed that should the Buyer become in arrears for sixty (60) days on any monthly payment, that this Contract at the option of the Sellers shall become null and void and that the Sellers shall retain all amounts paid by the Buyer as rent or liquidation damages.

IN WITNESS WHEREOF the parties above named have hereunto set their hands and seals this the day and year above written.

Signed, Sealed and delivered
 in the presence of:

John L. Stone
John Whitman

Lillie Inez Hunt
Beulah W. Burgess
 Sellers
 Buyer