

STATE OF SOUTH CAROLINA)
) CONTRACT FOR SALE
 COUNTY OF GREENVILLE)

This agreement made this the 20th day of January, 1956, by and between J. H. Mauldin, hereinafter called the Seller, and Broadus Johnson, hereinafter called the Purchaser,

W I T N E S S E T H :

That in and for the consideration of the sum of Eight Thousand and No/100 - (\$8,000.00) Dollars, Fifteen Hundred (\$1500.00) Dollars of which amount has been paid and receipt thereof is hereby acknowledged, the Seller agrees to sell, and the Purchaser agrees to buy, 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, and in Gantt Township, near the City of Greenville, and being known and designated as Lot No. 3 of the property of J. H. Mauldin as shown on a plat thereof made by C. C. Jones & Associates, Engrs., in August, 1955 and recorded in the R. M. C. office for Greenville County in Plat Book II, at page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of the Old Augusta Road at the corner of Lot No. 2, and running thence along the line of that lot, S. 81-02 E. 155.6 feet to an iron pin at the rear corner of said lot; thence S. 8-58 W. 60 feet to an iron pin at the rear corner of Lot No. 4; thence along the line of that lot, N. 81-02 W. 158 feet to an iron pin at the corner of said lot on the east side of the Old Augusta Road; thence along the east side of said Old Augusta Road, N. 11-33 E. 60 feet to the beginning corner; being a portion of the property conveyed to me by J. B. Orders, et al. by deed dated August 5, 1955 and recorded in the R. M. C. office for Greenville County in Vol. 531, at page 299.

It is understood and agreed that the purchaser has already paid the sum of \$1500.00 on the purchase price hereof, leaving a balance due of \$6500.00 on this contract, to be paid in monthly instalments of Fifty and No/100 - (\$50.00) Dollars each, with interest thereon at the rate of six (6%) per centum per annum, to be computed and paid monthly. That said payments are to be made at the First Federal Savings and Loan Association of Greenville in said amount and applied to the payment of the note and mortgage in the sum of Five Thousand (\$5000.00) Dollars executed by J. H. Mauldin to First Federal Savings and Loan Association of Greenville which calls for payments of Fifty and No/100 - (\$50.00) Dollars per month, with interest thereon at the rate of six (6%) per centum per annum.

That after sufficient payments have been made upon the aforesaid mortgage and upon this contract to justify same, the Seller agrees to execute and deliver to the Purchaser a good fee simple title to the above described lot by warranty deed, free and clear of all liens and encumbrances of record.

It is further understood and agreed that the Purchaser shall have the right to enter upon the aforesaid premises and to have occupancy of said building from the date of the signing of this contract, and so long as the purchaser shall continue to make the payments in monthly instalments of \$50.00 each, with interest, he shall be permitted to remain in possession of said property; but should he fail to make the aforesaid payments as herein set out for a period of more than thirty (30) days, then, in that event, said payments which have been made will be applied as rent for said premises and the Purchaser agrees to give immediate possession of said premises upon his failure to comply with all the terms of this contract.