

Purchase and Sales Contract

ALESTER G. FURMAN CO.

ESTABLISHED 1888
GREENVILLE, S. C.

Greenville, S. C. 6 April 19 56

This memorandum between Tryphena K. Hawkins

hereinafter called the Seller, and Leila McDuffie Prince

hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell to the Purchaser the land hereinafter described for the sum of: Eleven Thousand Nine Hundred Fifty and No/100----- DOLLARS

Sale Price	\$	<u>11,950.00</u>	
Amount of Cash	\$	<u>500.00</u>	Receipt of which is hereby acknowledged.
Balance of	\$	<u>11,450.00</u>	

to be paid in the following manner: \$2,803.11 cash on delivery of deed and balance of \$8646.89 by assumption of first mortgage held by Collateral Investment Co. of Birmingham, Alabama.

Deferred payments to bear interest from XX at the rate of XX percent per annum and to be secured by note of the purchaser and mortgage of the premises. Conveyance to be made by fee simple general warranty deed free and clear of all liens and encumbrances (except as noted herein) when the full purchase price is paid or secured to be paid as provided above. And the purchaser agrees to buy the land hereinafter described and pay for same as above stated.

Description of land: Lot 10 on Ridgewood Dr. as shown on a plat of Woodland Hills recorded in Plat Book "W" at Page 44 in the RMC Office for Greenville County and being same conveyed to seller by deed of D. E. Holcombe recorded in Deed Book 532 at Page 462.

Closing Date On or before 6 May 1956
 Taxes to be paid by Seller Pro-rata 1956 and prior
 Taxes to be paid by Purchaser Pro-rata 1956 and subsequent
 Assessments to be paid by Seller Any of record
 Assessments to be paid by Purchaser Subsequent
 Insurance To be provided by purchaser at closing.
 Rents _____
 Possession At closing.

Remarks: Purchaser to pay for escrow balance and oil in tank.

In Presence of:

Richard H. Carpenter Tryphena K. Hawkins
Richard H. Carpenter Leila McDuffie Prince
 _____ L. S.
 _____ L. S.

REAL ESTATE—MORTGAGE LOANS—PROPERTY MANAGEMENT—INSURANCE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appears before me Richard H. Carpenter who being duly sworn says he saw the within named Tryphena K. Hawkins and Leila McD. Prince sign, seal and as their act and deed deliver the within written instrument (which appears on the reverse side thereof) and that he with Jas. M. Richardson witnessed the execution and delivery thereof.

Richard H. Carpenter

SWORN to before me this
the 6th day of April, 1956.

Jas M Richardson
Notary Public for S. C.

Recorded May 12th, 1956 at 8:51 A.M. #12221

SATISFIED AND CANCELLED OF RECORD
26 DAY OF March 19 57
Ollie Jarnsworth
B. M. C. FOR GREENVILLE COUNTY, S. C.
2:22 O'CLOCK A.M. NO. 7196
See 539