

FILED
GREENVILLE CO. S. C.
DEC 21 4 09 PM 1962
OLLIE CONTRACT
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

In consideration of the sum of \$5700.00 to be paid at the times and under the conditions hereinafter specified, Arthur L. Ritz, seller, does agree and contract to sell and convey unto Frank Lyda and Sybil T. Lyda, purchasers, a house and lot in the County and State aforesaid, and hereafter more specifically described.

Of the specified consideration of \$5700.00, the sum of \$300.00 is to be paid at the time of or before the execution of this contract and the remaining portion is to be paid in One Hundred Eighty (180) equal monthly installments of \$50.00 each, beginning with March 5, 1961 and continuing until the entire indebtedness is paid. It is understood that the deferred payments shall draw interest at the rate of 5 1/2 percent per annum with so much of the monthly payment as may be necessary to be applied first to the payment of interest and the escrow account for taxes and insurance as hereinafter set forth and the remaining portion thereof to be applied upon the principal of the indebtedness.

Mr. and Mrs. Lyda are to be given possession of the lands hereinafter described on or by the 15th day of January 1961 with it being their duty from the date of their possession onward to pay all taxes and assessments and to keep the property insured in a sum of not less than \$4000.00 dollars, with the insurance policies carrying a mortgagee clause to the holders of the mortgages now outstanding against the property and hereafter referred to for so much as may be required by the mortgagee and the balance of the stated amount to carry a "LOST PAYMENT CLAUSE" payable to the seller as his interest may appear. It shall likewise be the duty of the purchasers to pay for all improvements and repairs which they from time to time see fit to make. This payment or these payments for improvements and repairs shall be