

NOV 10 11 43 AM 1967

CONTRACT FOR DEED
MONTHLY PAYMENTS PROVISION

BOOK 832 PAGE 385

OLLIE F. WIRTH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This contract is executed on the 4th. day of November, 1967, between MARY S. STACK, hereinafter known as the party of the first part, and ELIZABETH FARLEY PETERSON and JEAN E. PETERSON, hereinafter known as the party of the second part. If the second party shall make all payments and perform all covenants hereinafter set forth, the first party hereby agrees to convey to the second party, in fee simple absolute, free of any and all incumbrances, by a good and sufficient warranty deed, the real estate described hereinbelow as follows:

ALL that certain piece, parcel or lot of land, with the building thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as all of lot number EIGHT of Block A, of Sub-division known as Carolina Court, as shown more fully on plat thereof, recorded in Plat Book F, at page 96, R. M. C. Office, Greenville County, South Carolina, reference to said plat being expressly craved for a more detailed description.

The total purchase price is TWELVE THOUSAND (\$12,000.) DOLLARS, which money shall be paid as follows: ONE HUNDRED ONE and 65/100 DOLLARS in cash, the receipt of which is hereby acknowledged, and a like payment each month beginning one month from this date until May 4th, 1968 and the entire amount will be due and payable. All deferred payments to bear interest at the rate of 6 1/2% per annum.

The party of the second part, upon the due date of May 4th, 1968, may at her option elect to secure a new loan on the property and pay in full the party of the first part; or the party of the second part, may elect to assume the present mortgage on the property with Mr. Lewis Hayes with a balance on May 4th, 1968 of FIVE THOUSAND FIVE HUNDRED THIRTY EIGHT and 32/100 (\$5,538.32) DOLLARS with monthly payments of \$71.65 per month and pay the party of the first part, SIX THOUSAND ONE HUNDRED FIFTY (\$6,150.) DOLLARS in cash.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the party of the first part, covenants to convey the said property or cause the same to be conveyed to the party of the first part.

The second party further agrees to maintain full insurance upon the property of not less than \$10,000. in companies acceptable to the first party. They further agree to deposit the insurance policies with the first party or with whatsoever party may hold the contract or mortgage. At the expiration of any policy of insurance on the property, the first party shall have the right, in capacity as agent of the second party, to effect new insurance on the property, but not for a period to exceed one year, as the first party may elect. The second party agrees promptly to pay all premiums to be paid for said insurance.

The second party agrees further to pay the general taxes for the year 1968 and following years, and in addition, to pay all special assessments and taxes and installments hereof which may become due after this day, which may now or hereafter be charged against the property, when such special assessments or taxes become due and payable. He further covenants to make available for inspection of the first party the tax or assessment receipts.

At the maturity of any mortgage or contract now or at any time in the future on the said property, the second party further agrees to execute any and all legal instruments required in order to renew or extend the mortgage or contract or to arrange a loan on the property, for an amount not to exceed the balance due from the second party, as the first party may elect, and to pay all expenses. The term expenses shall include commissions, charges for recording title guaranty policy, the cost relative to the renewal and extension of the mortgage and to the arrangement of a loan.

The second party agrees further to maintain the premises in good repair, and not allow or commit any waste of the said premises. If the second party fails to maintain the premises in good repair, the first party may, at his election, repair or cause to be repaired the premises, and the second party hereby agrees immediately to reimburse the first party for the cost of such repair or maintenance.

end of page one

(Continued on next page)

SATISFIED AND CANCELLED OF RECORD

6th DAY OF Dec 1968
Bonnie S. [Signature]

R. M. C. FOR GREENVILLE COUNTY

FOR SATISFACTION TO THIS MORTGAGE SEE

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