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FEB 26 1970

PURCHASE AND SALE CONTRACT

RECORDING FEE PAID \$ 150

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E. C. SKELTON Real Estate

21 MOHAWK DRIVE GREENVILLE, SOUTH CAROLINA 29601

Feb. 24, 1970

This Contract between M.G. Batson hereinafter called the Seller, and Alvin Smith and Jack R. Whitted hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of Sixteen Thousand Five Hundred & no/100 (\$16,500.00) DOLLARS

Sale Price \$16,500.00
Amount of Cash \$2,500.00
Balance of \$14,000.00

to be paid in the following manner: Two Thousand Five Hundred (\$2,500.00) Cash and Seller to carry balance of Fourteen Thousand (\$14,000.00) at 7% interest. No time limit involved as to when this balance is to be paid off. The Purchasers reserve the right to pay any part or in full at anytime they so desire.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, except non payment of the purchase price as above provided. Possession of the premises to be given on Delivery of deed, 1970. Time is of the essence of this Contract. This written Contract embodies the entire agreement between the Parties. Description of Property:

M. G. BATSON, his heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the easterly side of New Buncombe Road and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the easterly side of New Buncombe Road at the joint front corner of property herein conveyed and property now or formerly of Merritt and running thence N. 64-15 E., 250.8 feet to an iron pin; thence N. 22-16 W., 166 feet, more or less, to an iron pin in line of property now or formerly of Clarkson; thence S. 64-30 W., 285 feet, more or less, to a point in the center of Parker Road; thence with the center of said road, S. 28-20 E., 116 feet; more or less, to an iron pin in line of right-of-way of New Buncombe Road; thence with said Road, S. 39 E., 54 feet to the point of beginning and being identically the same property conveyed to Northside Greenhouses, Inc. by deed recorded in Deed Book 754 at Page 54.

The above named Grantors are the sole stockholders and directors of Northside Greenhouses, Inc. and have filed intent to dissolve the corporation with the Secretary of State of South Carolina and execute this deed as liquidating trustees in accordance with a resolution adopted October 3, 1969.

Insurance is to be prorated-cancelled as of at closing
Deed to be delivered on or before at closing
Interest, Taxes, Rents and Assessments to be prorated as of at closing
In Presence of: M.G. Batson (L.S.), Jack R. Whitted (L.S.), Alvin Smith (L.S.), M.G. Batson (L.S.), Jack R. Whitted (L.S.), Alvin Smith (L.S.)

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