

PAID \$ 1.50

Franklin D. Culpepper XX  
111 Durham St.  
Greenville

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POSTAGE

LLOYD W. GILSTRAP, REAL ESTATE  
SULPHUR SPRINGS RD. - PHONE 246-3031

Greenville, S. C. September 2, 19 70

This Contract between Lloyd W. Gilstrap

hereinafter called the Seller, and Franklin D. Culpepper and  
Joyce I. Culpepper

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 Eight thousand and No/100--  
(\$ 8,000.00 ) Dollars, to be paid as follows: \$ in monthly pay  
to be held in escrow by -----

and the balance of \$ ----- to be paid in monthly payments  
beginning Oct. 1, 1970, payments to be \$65.00 per  
month. These payments shall increase if taxes go  
up payments will increase accordingly.

"This is a legally binding contract; if not under-  
stood, seek competent advice."

The Seller agrees to convey the property by good warranty deed, free of en-  
cumbrances, liens or assessments on payment of the purchase price as above  
provided.

Insurance to be prorated or cancelled at option of Purchaser on closing  
date. Transaction to be closed, taxes, interest and rents (if rented) to be pro-  
rated on or before ----- 19 ----- Possession of the premises to be  
given by ----- 19 -----

Time is of the essence of this contract. This written Contract embodies the  
entire agreement between the parties.  
Description of Land: House #111 Durham Street, Greenville  
County, South Carolina.

When Gilstrap gets V. A. loan paid off will give  
Mr. Culpepper deed and take first mortgage for  
balance owed at that time.

Taxes and insurance are included in payments.

Remarks:

In presence of:

*Realdine Loney*  
*Jaymie C. Philpott*  
*Ann Cooney*

*Franklin D. Culpepper* (L.S.)  
*Joyce I. Culpepper* (L.S.)  
*Lloyd W. Gilstrap* (L.S.)

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