

FILED VOL 1006 - 265
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF SALE
W. V. NIX
CLYDE N. BROWDER

2311
WHEREAS, W. V. Nix, Seller, is the owner of that certain property situate at ~~2025~~ Old Buncombe Road, County and State aforesaid, the same being designated as Lot No. 5, Block 6, Page 155, of the County Block Book, and being identically the same as conveyed to Seller by deed recorded in Deed Book 555, at Page 329; and

WHEREAS, Clyde N. Browder, Purchaser, is the present tenant of said premises, having a lease thereon until January 1, 1975; and

WHEREAS, Seller has agreed to sell and Purchaser has agreed to purchase said premises for the total price of Thirty Thousand (\$30,000.00) Dollars, payable as hereinafter set out.

NOW, THEREFORE, IT IS

A G R E E D

That for and in consideration of the premises Seller will sell and Purchaser will purchase the premises hereinabove mentioned and described for the total sum of Thirty Thousand (\$30,000.00) Dollars, One Thousand (\$1,000.00) Dollars of which is paid herewith, the receipt of which is hereby acknowledged, at and before the signing and sealing hereof, and an additional amount of Four Thousand (\$4,000.00) Dollars will be paid on January 1, 1975, leaving a balance due on said purchase price the sum of Twenty-Five Thousand (\$25,000.00) Dollars. Upon payment of said sum of Four Thousand (\$4,000.00) Dollars, Seller will execute and deliver to Purchaser a deed conveying said premises to him, free and clear of all liens or encumbrances, except that said deed will contain the provisions as follows: "This conveyance is subject to all restrictions, set back lines, road ways, easements and rights of way, if any, appearing of record, on the premises, or on the recorded plat which affect the property hereinabove described."

Upon delivery of said deed, Purchaser will execute to Seller a purchase money note and mortgage in the amount of Twenty-Five Thousand (\$25,000.00) Dollars, payable in five (5) equal annual installments thereafter, each in the amount of Five Thousand (\$5,000.00) Dollars with interest on all deferred balances at the rate of nine (9%) per cent per annum payable annually.

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