

JAN 4 9 24 AM 1952

BOOK 448 PAGE 345

JILLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) CONTRACT FOR SALE AND PURCHASE OF LAND

THIS AGREEMENT Made this 3 day of January, 1952,
by and between J. R. Johnson, Jr., hereinafter referred to as
the Seller, and Caine Realty & Mortgage Company, a corporation,
hereinafter referred to as the Purchaser,

W I T N E S S E T H :

That the Seller, in consideration of the sum of Ten
Thousand (\$10,000.00) Dollars agrees to sell unto the Purchaser
the following described property:

*T3012
J.R.J.-Jr.*

All that certain piece, parcel or lot of land
located in the City of Greenville, State of South
Carolina, on the East side of Carter Street, being
bounded on the West by Carter Street, on the South
by property of G. Dewey Oxner and being all of the
real estate now owned by the Seller in the City
of Greenville.

The Purchaser hereby agrees to purchase said premises
at said consideration of Ten Thousand (\$10,000.00) Dollars and
to pay the same as follows: Two Thousand (\$2,000.00) Dollars cash
upon the execution of this agreement. The balance of Eight
Thousand (\$8,000.00) Dollars on or before March 15, 1952.

The Purchaser agrees to pay taxes for the year 1952.

The Seller agrees to convey the above described property
by fee simple deed with general warranty of title, free of all
liens and encumbrances, upon receipt of the balance of the purchase
price hereinabove set forth.

After the execution and delivery of said deed, the
Purchaser agrees to have said premises surveyed and subdivided into
lots with appropriate streets in the sole discretion of the Purchaser.
Said survey shall, nevertheless, provide for two lots sixty (60)
feet in width at the Southeast corner of Carter Street Extension
and Nichols Street Extension, fronting on Nichols Street Extension
and running back from the South side of said Extension to property
now or formerly owned by G. Dewey Oxner, and when said property

*This Contract, having been substantially performed, is hereby terminated
and canceled this the 18th day of March 1952.*

*Witness:
Herbert Gad*

J. R. Johnson, Jr. (Seal)