

DEPOSIT RECEIPT

PAPCO'S FORM 50

PAPCO PUBLISHING CORPORATION MIAMI 36, FLORIDA

Greenville S.C.

March 29, 1952

Receipt is hereby acknowledged of the sum of:

Dollars (\$250⁰⁰)

from Hugh O. Padrick Jr.

as a deposit on account of the purchase price of the following described property upon the terms and conditions as stated herein.

Description of property:

450 acres more or less, beginning @ bridge 1st. bridge north of (Hawkins) homesites, thence north to prop. line of Gladys Hawkins, all being on W. side of Greenville Hwy.

Purchase price: Five thousand four hundred & no/100 Dollars (\$5,400⁰⁰)

Terms and conditions of sale:

deposit as shown above - \$250⁰⁰
bal. of purchase price \$5,150⁰⁰
to be paid on or before 180 days.

Deferred payments to bear interest at the rate of ~~none~~ per cent per annum, payable as follows:

Taxes, insurance, interest, assessments, rents and other expenses or revenue of said property shall be paid, assumed or pro-rated as follows: paid by seller

Certified liens shall be paid, assumed or pro-rated as follows: paid by seller

Pending liens shall be paid, assumed or pro-rated as follows: assumed by purchaser

It is understood and agreed that this property is being sold and purchased subject to the restrictions and limitations of record common to the neighborhood, and subject to any easements for public utilities, which may be of record, or may become liens through pending legislation before consummation of contract.

It is agreed that this transaction shall be closed and the purchaser shall pay the balance of the purchase price and execute all papers necessary to be executed by him for the completion of his purchase within 180 day from delivery or tender to him of an abstract of the said property; otherwise the sum this day paid shall be retained by the seller or agent as liquidated and agreed damages, and the parties hereto shall be relieved from all obligations under this instrument.

The seller is to furnish an abstract showing his title to be good and marketable and or insurable, but in the event that the title shall not be found good and marketable, the seller agrees to use reasonable diligence to make the said title good and marketable, and shall have a reasonable time to do so, and if after reasonable diligence on his part said title shall not be made good and marketable within a reasonable time, the seller shall return the money this day paid and all moneys that may have been paid to him under this contract, and thereupon he shall be released from all obligations hereunder. Or, upon request of the purchaser, he shall deliver the title in its existing condition.

This contract shall be binding upon both parties, the seller and the purchaser, their heirs, executors or assigns, when approved by the owner of the property above described.

By _____, Broker

I, or we, agree to purchase the above described property on the terms and conditions stated in the foregoing instrument:

Witness: [Signature] Hugh O. Padrick Jr. (Seal)
[Signature] (Seal)

I, or we, agree to sell the above mentioned property to the above named purchaser on the terms and conditions stated in the above instrument.

Witness: [Signature] Martha S. Hawkins (Seal)
[Signature] Fred Hawkins (Seal)

I, or we, agree to pay the above signed broker, as commission for finding a purchaser for the above property, the sum of _____ Dollars (\$ _____) or one-half of the deposit, in case same is forfeited by purchaser, provided the same shall not exceed the full amount of the commission.

Witness: [Signature] (Seal)
[Signature] (Seal)