

PURCHASE AND SALES AGREEMENT

BOOK 498 PAGE 32

APR 15 1954

8549

Greenville, S. C., April 1 1954

This agreement made and entered into between Clint Abraham

hereinafter called the Seller, and O. C. Polk hereinafter called the Buyer.

Witnesseth:

The Seller agrees to sell the property herein described all of that piece of land located - South of air base railway track & west of Augusta Road

Including the following items to remain with the property \_\_\_\_\_

The Buyer agrees to buy and the Seller agrees to sell the above described property for the sum of (\$ 10,000<sup>00</sup>) Ten thousand & no/100 dollars with a cash payment of \$ \_\_\_\_\_, receipt whereof is hereby acknowledged, to be held in escrow and applied on the purchase of

this property as of the closing date, with the balance to be paid as follows: balance to be paid in full on closing - balance being \$9,999<sup>00</sup> - Nine thousand nine hundred ninety-nine & no/100

In the event, the Buyer fails to pay the balance of said purchase price or complete said purchase, as herein provided, the amounts paid hereon shall, at the option of the Seller be retained as liquidated and agreed damages.

The Seller agrees to execute and deliver to the Buyer a good and sufficient warranty deed to the premises above described, free and clear of all encumbrances or liens on payment of the purchase price as above provided and that the general taxes, insurance, assessments, interest, rents and other charges shall be prorated as of the day of delivery of deed

and said deed to be delivered on or before, May 15 - 1954

The Seller agrees to deliver possession of the above described property on closing date 19\_\_

To the full and faithful performance of the aforesaid agreement the parties hereto bind themselves, their heirs, executors, administrators and assigns.

Witness:

Charles Prevette Seller Clint Abraham (LS)  
2. Mable Frances Jones (LS)  
Charles Prevette Buyer O. C. Polk (LS)  
2. Mable Frances Jones (LS)

COUNTER OFFER

This offer accepted at \$10,500<sup>00</sup> - for above property - April 13 - 1954 - The full amount to be paid in cash - C

Charles Prevette O. C. Polk Charles Prevette & Clint Abraham (LS)  
Witness Mable Frances Jones Buyer Witness Mable Frances Jones Seller

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PERSONALLY APPEARED before me Mable Frances Jones, and made oath that she saw the within named Clint Abraham and O. C. Polk, sign, seal and as their act and deed deliver the within written Contract, and that she with Charles Prevette witnessed the execution thereof.

SWORN TO before me this 12 day of April, 1954.

Mable Frances Jones

Willie K. Myers (L.S.)  
Notary Public for S. C.

Recorded April 15th, 1954 at 3:11 P.M. #8549