

MAR 24 10 30 AM 1959

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) OLLIE F. ... CONTRACT OF SALE
R.M.C.

This agreement made and entered into this the 30th day of November, 1958 between J. W. Cantrell, as Trustee, hereinafter called Seller and Cecil Cantrell, hereinafter called Purchaser.

W I T N E S S E T H

Seller agrees to sell to the Purchaser and the Purchaser agrees to buy from the Seller, the land hereinafter described for the sum of \$3100.00 payable \$34.42 January 1, 1959 and a like amount on the first day of each and every month thereafter until the entire principal sum and accrued interest is paid in full; said installments to be applied first to the payment of interest thereon from date until paid at the rate of 6% per annum, which shall be computed and applied monthly. The Purchaser shall have the right at any time to anticipate the payment of all or any portion of the unpaid purchase price.

Taxes for the current year shall be paid by the Seller, but in all succeeding years by the Purchaser. Purchaser also agrees to pay the fire insurance premium on a policy covering the dwelling on said premises, to be in an amount not less than the balance due on said contract. This property is sold subject to the following restrictive covenants: (1) This lot shall be used for residential purposes only, and no noxious or offensive activities shall be carried on on said lot which shall be a nuisance to the neighborhood.

Upon payment in full of the purchase price and all interest due thereon, Seller agrees to deliver to the Purchaser a general warranty deed conveying said land in fee simple, free of all encumbrances, but subject to the covenants above mentioned.

It is agreed that time is of the essence of this contract. If the purchaser fails to pay the deferred balance as provided for herein, or if he breaches any of the other terms and

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