

FILED AUG 12 1960
GREENVILLE CO. S. C.

BOOK 655 PAGE 511

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 12 11 13 AM 1960
OLLIE F. NORTH
R. M. C.

4492

C O N T R A C T

This agreement entered into this 28th day of July, 1960 by and between Della Grace Wilson Stewart, hereinafter referred to as Seller, and Charles Baird, hereinafter referred to as Purchaser,

W I T N E S S E T H

The Seller agrees to sell to the Purchaser and the Purchaser agrees to buy the following described real estate with the improvements thereon:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina being Lot No. 13, and the adjoining half of Lot No. 12 of the B. E. Geer land, a part of Sans Souci, according to the plat made by W. M. Rast, May 1929, and recorded in Plat Book "G", Page 237, in Register of Mesne Conveyance office for said Greenville County and having the following metes and bounds:

BEGINNING on the North side of Blue Ridge Drive (formerly known as Arlington Avenue) 60 feet West of intersection of Beacon Street with Blue Ridge Drive and at the corner of Lot 14 and thence with Lot 14 N. 5-50 W. 150 feet to line of Lot 15; thence S. 83-55 W. 90 feet to a pin on rear line of Lot 17; thence through the center of Lot 12, S. 5-50 E. 150 feet to said Blue Ridge Drive; and thence with North side of Blue Ridge Drive N. 83-55 E. 90 feet to the beginning corner.

The Seller agrees to execute and deliver a good and sufficient warranty deed to said property to the Purchaser on the condition that the Purchaser shall pay the sum of \$11,500.00, as follows:

\$100.00 on the 1st day of each and every month, commencing July 1, 1960; payments to be applied first to interest balance to principal, with the privilege to anticipate payment of any part or all at any time, with interest thereon from July 1, 1960 at the rate of 6% per annum until paid.

In addition the Purchaser agrees to spend at least \$500.00 in repairs and improvements to the dwelling by October 1, 1960. The Purchaser further agrees to have the dwelling regularly treated for termites by a reputable exterminating company with a proper guarantee or bond from said company.

The Purchaser agrees to insure the house and buildings on said property for not less than \$11,500.00 in a company acceptable to the Seller and to keep the same insured from loss or damage by fire with extended coverage during the continuation of this agreement and to carry said insurance in the name of the Purchaser

(continued on next page)

For assignment to this Contract, see Deed Book 841 at Page 127.