

STATE OF SOUTH CAROLINA
 County of Greenville

OLLIE FA...WORTH
 R.M.C.

THIS AGREEMENT entered into this 4th day of March, 1965, between Billie R. Franks and James A. Quinn, hereinafter called the Seller, and James A. Quinn, hereinafter called the Purchaser, witnesseth:

That in consideration of the agreements and payments hereinafter named, the Seller agrees to sell and the Purchaser agrees to buy, the property hereinafter described for the sum of Seven Thousand, Two Hundred and No/100 ***** (\$ 7,200.00 ***) DOLLARS, to be paid as follows: \$ 50.00 ***** cash herewith to be held in escrow by Roy M. Gullick Company, 406 Masonic Temple Building, Greenville, S. C. and the balance of \$ 7,150.00 ***** to be paid in the following manner: \$450.00 cash upon acceptance of this contract; the balance of \$6,700.00 to be paid at the rate of \$60.00 per month, to be applied first to interest at the rate of six (6%) per cent per annum and balance to principal, until the Purchaser has paid approximately \$2,600.00 on the principal, reducing it to where a conventional loan can be secured. At this time, or at any time the purchaser secures a loan, a good warranty deed will be delivered to the purchaser. The Purchaser has the privilege of paying any part or all of the principal balance at any time.

The Seller agrees that there shall be conveyed to the Purchaser a good warranty deed for said property, free of encumbrances, liens or assessments on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at the option of the Purchaser on the closing date. Transaction to be closed, taxes, interest and rents (if rented) to be prorated on or before April 1, 1965. Possession of the premises to be given by April 1, 1965.

Time is of the essence of this contract. This written contract embodies the entire agreement between the parties.

The property hereby agreed to be sold and bought is described as follows:
All that piece or parcel of land with dwelling thereon, located at 2005 Old Easley Bridge Road, Greenville, Greenville County, South Carolina, and more fully described in the books of the EMC Office of Greenville County, S. C.

Remarks: The Purchaser has the right to sublet the premises, but must use the property according to the restrictions set forth and recorded in the EMC Office of Greenville County. The Purchaser is to pay all taxes and insurance and upkeep of property from the date of this agreement. The amount of the insurance to be carried at all times shall not be less than the balance on this contract.

In the presence of:
John W. McCall _____ Billie R. Franks (L.S.)
Mary Lou Whitmore _____ _____ (L.S.)
James A. Quinn _____ James A. Quinn (L.S.)
Roy M. Gullick _____ _____ (L.S.)