

OLLIE FARMERWORTH
R. M. C.

VOL 918 PAGE 31

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE- } CONTRACT FOR TITLE

WHEREAS Carolina Plating & Stamping Company, is the owner of a certain house and lot hereinafter referred to and

WHEREAS, Franklin D. & Joyce Culpepper desirous of purchasing said property,

NOW THEREFORE, THIS AGREEMENT made and entered into this 10th day of June, 1971, by and between Carolina Plating & Stamping Company, hereinafter referred to as SELLER, and Franklin D. & Joyce Culpepper, hereinafter referred to as PURCHASER,

WITNESSETH:

The seller agrees to sell and convey the following property:

"All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 9 on a plat of Resubdivision of Property of Central Realty Corp., made by Pickell & Pickell, June 20, 1946, and recorded in the R.M.C. Office for Greenville County on Plat Book B, at page 183, and having, according to said plat, the following mates and bounds:

Beginning at a pin on the north side of Durham Street, joint corner of Lots 9 and 10, and running thence S. 69-30 W., 60 feet to a pin on the north side of Durham Street, joint corner of Lots 8 and 9; thence with Lot 8 N. 22-00 W. 100 feet to a pin; thence N. 69-30 E. 60 feet to a pin; thence with Lot No. 10S. 22-00 E. 150 feet to the beginning corner."

subject to the following terms and conditions:

1. The agreed sale and purchase price is \$360.00, payable \$40.00 in cash on June 10, 1971, and the balance of \$350.00 is to bear interest at the rate of 7% and is to be paid in monthly installments of \$40.00 each, beginning July 1, 1971, and a like payment of \$40.00 on the 1st day of each month thereafter, until paid in full.

2. The seller is selling said house as is, and the purchaser will be responsible for any repairs or improvements on same.

3. Taxes and insurance are to be pro-rated as of the date of this contract and all taxes subsequent to the date of this contract are to be paid by the purchaser.

4. It is understood that the policy of insurance on which the premiums are to be paid by the purchaser shall be in a company satisfactory to the seller and in an amount not less than the amount due to the seller under the terms of this contract.

5. Upon the payment of the purchase price in full the seller is to convey to the purchaser the above described real estate in simple, full warranty deed, free of encumbrance of lien.

(Continued on Next Page)