

CONTRACT-OF-SALE  
FILED  
GREENVILLE CO. S. C.

VOL 939 PAGE 529

The State of SOUTH CAROLINA  
County of GREENVILLE  
KNOW ALL MEN BY THESE PRESENTS:

MAR 30 2 12 PM '72  
OLLIE FARNSWORTH  
R.M.C.

This Contract-of-Sale-and-Purchase between Elizabeth D. Martin  
and wife, \_\_\_\_\_ of Greenville, hereinafter  
to be called "Sellers," and James R. Singleton, Jr. and wife,  
Jane M. Singleton of Greenville, hereinafter to be  
called "Buyers," made and entered into on the year and day hereinafter shown,  
WITNESSETH:

1.  
Sellers are the owners of Lot 11 in Block \_\_\_\_\_ of the \_\_\_\_\_ Addition  
to the City of Greenville, as recorded in Volume 838, page 100 of the Deed  
Records of Greenville. They have contracted to sell said lot, subject to the  
terms hereof, to the Buyers, all in accordance with the terms of this agreement.

2.  
The total consideration for this sale is Eleven thousand Dollars  
(\$ 11,000), and Buyers agree and promise to pay to Sellers the entire sum of  
\$ 11,000, plus interest from date on the unpaid portion thereof, at the rate  
of 8% per cent per annum. Simultaneously with the execution of this contract Buyers  
have paid to the Sellers \$ 1,000 in cash, leaving a balance of said purchase  
price of \$ 10,000, which the Buyers promise and agree and bind and obligate  
themselves to pay in monthly installments of \$ 95.57 each, including interest,  
the first payment on or before the 25th day of each and every succeeding month  
thereafter until all of said balance and interest thereon shall be fully paid.

It is agreed and understood that upon the full and final payment for said  
property in accordance with the terms of this contract, Sellers shall execute,  
acknowledge, and deliver unto the said Buyers a General Warranty Deed conveying  
the said above described property, with said deed containing covenants of general  
warranty and it is understood that the same shall be unencumbered and free from  
any liens or outstanding interest.

3.  
It is specifically agreed and understood that until a deed is actually  
executed and delivered as hereinabove provided, that the title to said lot shall  
remain in the Sellers' names, and if for any reason the Buyers fail or refuse to  
pay any installments on this contract as hereinabove provided and stipulated,  
the Sellers shall have the right to re-enter the premises and retake possession  
thereof as to any and all persons, and shall retain all sums paid to them by the  
Sellers as liquidated damages, and in addition to such remedy the Sellers shall  
have any remedy which the law affords in such matters for the enforcement of the  
debt and contract.

4.  
Buyers agree to assume the taxes on their lot beginning with the year 1972,  
but if they do not pay same as per agreement, then the Sellers will continue to  
assess said lot for taxes and pay taxes thereon, and any such taxes so paid by  
the Sellers from and after the year 1972, shall be added to the principal of  
said contract, it being understood that Sellers shall pay and discharge all taxes  
for all years up to and including the year 1972.

5.  
Buyers further agree to insure the house attached to this lot in an amount  
equal to or above the current value of this contract to the Sellers and to name  
Sellers as recipient under this insurance policy as Sellers' interest may be at  
the time of any future damage by fire or windstorm.

6.  
Upon the completion of all of all of the consideration for this sale,  
including interest and any taxes which the Sellers may be required to pay, as  
above provided, the Sellers bind and obligate themselves to make, execute, and  
deliver unto the Buyers a general warranty deed conveying the above described  
property, free and clear of all liens and encumbrances. It is further agreed  
that the indulgence of the Sellers in the event of default for one or more  
months in said payments, in not declaring said contract terminated, shall not be  
a waiver of their right to do so for any subsequent default.

(Continued on next page)