

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) BOND FOR FILE

THIS CONTRACT entered into by and between CLYDE A. CANN AND HELEN B. CANN, hereinafter called Sellers, and WILTON LEVIS DAVENPORT, SR. AND IDELL O. DAVENPORT, hereinafter called Purchasers.

**W I T N E S S E T H :**

The Sellers hereby agree to sell and convey unto the Purchasers the following described property:

ALL that piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina in Greenville Township, near the corporate limits of the City of Greenville in Tax District 235 and being known and designated as LOT NO. 73 of a subdivision of the Village of Mills Mill as shown on plat thereof made by Piedmont Engineering Service in June, 1954 and recorded in the RMC Office for Greenville County in Plat Book GG, at Pages 60 and 61. Reference being craved to said plat for a more particular metes and bounds description. The house on this lot is No. 242 Ligon Street.

This conveyance is made subject to the restrictions, easements and conditions recorded against said Subdivision in the RMC Office for Greenville County in Deed Book 506, Page 150 and to all other reservations and easements of record and as shown on said plat.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Seven Thousand and No/100 (\$7,000.00) Dollars to be payable in monthly installments of Seventy-Nine and 67/100 (\$79.67) Dollars per month, with the first due and payable on June 5, 1975, from the date of the execution of this instrument plus interest at the rate of Nine (9%) per cent per annum to be computed from date and paid monthly and the remaining installments due on a like day of each month thereafter until paid in full.
2. That this contract may be assigned with the consent of all parties hereto.
3. Taxes to be pro-rated as of the date of the execution of this Agreement and Purchasers agree to pay all taxes and assessments accruing after the date hereof and the Purchasers agree to insure the dwelling in at least the amount of the outstanding indebtedness on this Contract.
4. Time is of the essence of this agreement, and upon the failure of the Purchaser to make any payments withing thirty (30) days after the due date thereof, the Sellers may immediately declare this Contract terminated, retain all sums paid hereunder as rent and/or liquidated damages and be entitled to immediate possession of the premises through ejection or eviction as in the case of a defaulting tenant at will.
5. The Purchasers may anticipate payment in whole or in part at any time without penalty.

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