

# CONTRACT OF SALE AND PURCHASE

STATE OF SOUTH CAROLINA  
County of Greenville

THIS AGREEMENT entered into this 27th day of June, 1966, between Daisy G. Burke

O. C. Samuel Stokes and Ethelene V. Stokes, hereinafter called the Seller, and Daisy G. Burke, 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 Eight Thousand Five Hundred and No/100 (\$8,500.00) DOLLARS, to be paid as follows: \$1,500.00 cash herewith to be held in escrow by Roy M. Gullick Company, 100 Masonic Temple Bldg., Greenville, S.C. and the balance of \$7,000.00 to be paid as follows: \$75.00 per month, applied first to interest at the rate of 6% per annum on the unpaid balance, and the balance to principal (monthly amortization) until one-third of the purchase price has been paid, at which time the purchaser may secure a new loan and pay off the Seller and then receive their deed.

Should the Purchaser not secure a new loan when one-third is paid off, they may continue to pay the Seller on the same basis and when fifty per cent has been paid the Seller will turn over to the Purchaser a clear deed for title and accept a first mortgage in their favor for the balance due.

The Purchaser agrees that he shall not make any liens on the property without the express consent of the Seller and that the Purchaser will be fully responsible for such liens and encumbrances that shall be held against them.

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 July 30, 1966. Possession of the premises to be given by on closing date, 1966.

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 and situated at 22 Ladson Street at the corner of Otis Street, in the city of Greenville, S. C., and being more fully described in the books of the RMC Office of Greenville County, S. C.

REMARKS: The price has been reduced from \$8,950.00 to \$8,500.00 for the purpose of the Purchaser taking care of some painting both on the interior and exterior and other material improvements that may be necessary. The Purchaser agrees to keep up the property. He may make any improvements he wishes other than something that will deface the property whether it be to the interior or exterior, after notifying the owner or agent and receiving consent. The Purchaser agrees to take care of all Hazard Insurance premiums and to carry insurance of no less than \$8,500.00. The Purchaser agrees to keep the City and County Taxes paid up to date and to pay all assessments, if any, on said property. The Purchaser will submit receipts for payment of all expenditures for Insurance, City and County Taxes and Assessments. The Purchaser has the privilege of paying any part or all of the balance due at any time he so desires without penalty.

In the presence of:

Popricia F. Beatty  
Robert S. Beatty

Daisy G. Burke  
Daisy G. Burke (L.S.)

Roy M. Gullick

Samuel O. Stokes (L.S.)

Dorothy Conner

Ethelene Stokes (L.S.)