

Offer To Purchase

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GREATER GREENVILLE REALTY BROKERS
R. M. C.

P. O. Box 401

Taylors, S. C. 29637

Date 9/2/ 1970

We hereby agree to purchase the property known as #21 Dixie Ave. Greenville, S.C. During the term of this agreement the buyers are to make the regular principle and interest payments on the first mortgage given to Carolina Federal Savings and loan by J.C. Gaines and Rebecca O. Gaines. The amount of the said payment per month is \$68.05 and the first payment due shall be Oct. 1, 1970; the buyers are to provide fire insurance coverage on the said property in an amount not less than the mortgage balance, with Carolina Federal as loss payee. The buyers are to pay all property taxes on the said property. The buyers are to receive full credit for the aforementioned payments. and assume mortgage.

AND AGREE to pay the sum of \$1,400.00 for said property on the following terms, \$1,400.00 cash this date and agree to the payments set out above. The seller agrees to execute and deliver a deed of conveyance for the said property to be held by the buyers. The buyers are to transfer the mortgage loan to their names and record the stated deed within a period 18 months from date. In the event of default of the mortgage payments or of any of the terms of this agreement, the buyers agree to immediately record the said deed, or agree to forfeit all money paid and ownership of the said shall be remanded to the seller

It is understood and agreed that a good and marketable title is to be furnished and the deal is to be closed within 10 days from date of acceptance by owner. Possession is to be given On or before closing

Deed to be made to William C. Rickard and Charlotte A. Rickard
The 1970 Real estate taxes on the property and the Sept. payment to be pro-rated.
We hereby deposit with Greater Greenville Realty broker, and the sum of \$ 100.00 as earnest money, to apply on the purchase price. Said earnest money shall be returned to us on demand if this offer is not accepted by the owner within 3 days of the date of this offer. The said earnest money shall be forfeited as liquidated damages if we fail to comply with the above terms.

Witness *George W. Ashmore* *William Chester Rickard* (SEAL)
Buyer

Witness *Rebekah M. Ashmore* *Charlotte A. Rickard* (SEAL)
Buyer

The foregoing offer is hereby accepted by us this 5 day of Sept. 19 70

Witness *George W. Ashmore* *J.C. Gaines* (SEAL)
Owner

Witness *Rebekah M. Ashmore* *Rebecca O. Gaines* (SEAL)
Owner

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