

The State of South Carolina. } Contract.
 County of Greenville.

Know All Men By These Presents, That we, J. C. Garrett, of the one part, and Janie Bob Bowen, of the other part, for value received, enter into the following agreement:

1. The said J. C. Garrett promises to sell and convey unto the said Janie Bob Bowen, her heirs and assigns, in fee simple, by general warranty, title deed, clear of all liens and encumbrances except the mortgage debt hereinafter mentioned, that certain lot of land and improvements thereon situate in Greenville Township, County and State aforesaid, designated as lot No. 11 on plat of Abbie and Razor land recorded in the R. M. C. Office for said County in Plat Book 8. at page 153, reference to which is made for more complete description. Said conveyance to be made for the price and upon the terms therein named, conveying a good marketable title.

2. The said Janie Bob Bowen promises to buy said premises and to pay the sum of Thirty-Two Hundred Fifty Dollars therefor, as follows: Three Hundred Dollars herewith (the receipt whereof is hereby acknowledged), and Three Hundred Fifty Dollars on July 1, 1936, the assumption of the unpaid balance of a Twenty-six Hundred Dollar mortgage debt on said premises held by the First Federal Savings and Loan Association of Greenville, S. C., recorded in the R. M. C. Office aforesaid in Mortgage Book 101 at page 35, and the payment or re-imbursement of the sum paid on the principal of said debt, together with any interest paid and applied thereon for the period since April 1, 1936, it being the intention of the parties hereto that the selling price of said property shall be Thirty-Two Hundred Fifty Dollars as of April 1, 1936. All installments on said loan being paid up to said date as provided for by said mortgage, the unpaid balance on said mortgage debt to be assumed by the purchaser and the amount thereof deducted from the said Thirty-Two Hundred Fifty Dollars. All interest accruing and installments becoming due since April 1, 1936, for a period since said date, to be borne by the purchaser, but all interest for any period thereto, whether accrued or not, to be paid by the seller.

3. The deed of conveyance aforesaid shall be made upon the payment of the said Three Hundred Fifty Dollars, together with the amount paid on the principal of said debt, to be indicated and evidenced by a letter from the mortgagee to the purchaser, and the re-imbursement of any interest paid and applied on a period running, or to run, since the 1st day of April, 1936; all taxes for the year 1936 to be pro-rated, and any insurance premiums paid and not consumed to be pro-rated also; the purchaser to pay all subsequently accruing installments on said debt, and to have possession of said premises from this date. The unpaid balance of said mortgage debt to be assumed at the time of said conveyance.

In Witness Whereof, We have hereunto set our hands and affixed our seals this 7th day of April, A. D. 1936, binding ourselves, our heirs, executors, administrators and assigns to the faithful performance of this Contract firmly by these presents:

J. C. Garrett (Seal)
 Janie Bob Bowen (Seal)