

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This agreement entered into this day by W. R. Cason, hereinafter called the seller and A. S. Everett and Hazel Everett called the purchaser.

Witnesseth:

1st. The seller agrees to sell to the purchasers a certain lot of land lying in Gantt Township, County and State aforesaid on the Staunton Bridge Road near Welcome Church, containing four acres, more or less, and described as follows: Beginning at a point in the Staunton Bridge Road joint corner of lands of T. V. Farrell, John Henderson and W. R. Cason and running thence N. 81-27 W. 780 feet to a pin; thence S. 24-35 W. 100 feet to a pin; thence S. 52 E. 595 feet to a point in Staunton Bridge Road; thence along said road N. 47-07 E. 180 feet; thence along same road N. 42-01 E. 278 feet to beginning corner. The land herein conveyed or intended to be conveyed is a part of a 15 acre tract conveyed to the seller by deed of E. Inman, Master, as of record in office of R. M. C. for Greenville County in Vol. 149, page 436, and includes a 1.53 acre tract conveyed to W. R. Cason by Randolph Cason recorded in R. M. C. office in Vol. 236 page 66.

2nd. The price of the land to be \$1600.00 and to be paid as follows: \$350.00 cash receipt of which is hereby acknowledged and the balance of \$1250.00 to be paid in installments of \$15.00 per month. The first installment of \$15.00 to be paid Sept. 9, 1941, and \$15.00 each and every succeeding month thereafter until paid in full. With interest from Aug. 9, 1941 to be 7% per annum. All payments to be applied first to interest and then to principal. After all payments have been made the Seller agrees to make a good warrantee title, in fee simple to the Purchasers.

3rd. The purchaser agree to buy the land herein above described and pay for same as stated herein and also agree to insure the house in the amount of not less than \$1000.00 in favor of the seller, W. R. Cason, and to pay all taxes after the year of 1941.

4th. It is agreed by all parties that if the said payments of \$15.00 with insurance and taxes are not paid when due the said W. R. Cason shall be discharged in law and equity from all liability to make deed and purchasers may be treated as tenants holding over after expiration and shall be entitled to claim and recover or retain if already paid the sum of \$15.00 per month for rent or by way of liquidated damages in case the said sum or any part thereof be collected by legal proceeding of any kind then in addition to the sum due \$50.00 will be added for collection fees.

Signed, sealed, and delivered this the 9th day of August, 1941.

Wit:

Garrison Wyatt  
C. F. Putman

Seller - W. R. Cason  
Purchasers - A. S. Everett  
Hazel Everett

THE STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY.

PERSONALLY appeared before me C. F. Putman and made oath that he saw the within named W. R. Cason, A. S. Everett and Hazel Everett sign, seal and as their act and deed deliver the within written contract, and that he with Garrison Wyatt witnessed the execution thereof.

Sworn to before me this 9th day of Aug. A. D. 1941.

C. F. Putman

H. L. Baumgardner  
Notary Pub. for S. C.

S. C. Stamps \$.52

Witness:  
Edna S. Merrill  
Elizabeth Johnson

Recorded August 9th. 1941 at 10:13 A. M. # 11338

By- J. H.-

RECORDED AND INDEXED BY  
ALICE J. BAUMGARDNER  
AT 12:30  
#12560

*Handwritten notes:*  
Paid in full  
Satisfied  
December 1941  
Hazel Everett