

STATE OF SOUTH CAROLINA)
 :
 COUNTY OF GREENVILLE)

CONTRACT FOR TITLE

THIS AGREEMENT executed this 28th day of April, 1947 between J. A. Cureton and P. F. Cureton, hereafter called "Sellers", and F. N. Clinkscales, hereafter called "Purchaser",

WITNESSETH:

I

That the Sellers agree to sell and the Purchaser agrees to buy the following described real estate:

"All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, in Ward Six, and being known and designated as Lot No. 23 on a plat of lands of West End Land and Improvement Company, recorded in the R.M.C. Office for Greenville County, said lot fronting 50 feet on Haynie Street; being the same conveyed to J. A. Cureton and P. F. Cureton by deed dated March 21, 1938, recorded in Book of Deeds 194 at page 157."

II

The agreed purchase price is Thirty-Seven Hundred and No/100 (\$3700.00) Dollars, of which Nine Hundred Fifty and No/100 (\$950.00) Dollars is paid on the signing of this contract, receipt of which is hereby acknowledged, and the balance is payable as follows: One Hundred and No/100 (\$100.00) Dollars on or before December 31, 1947 and the balance in equal monthly installments of Twenty-Five and No/100 (\$25.00) Dollars each on the first day of each month, beginning January 1, 1948; the deferred balance of the purchase price shall bear interest from date at six (6%) per cent, to be computed and paid semi-annually; any unpaid interest to become a part of the principal debt and shall bear interest at the same rate with full privilege of anticipation at any time.

III

Taxes for 1947 will be pro-rated as of the date of this contract and all taxes, beginning with taxes for the year 1947, will be paid by the Purchaser.

IV

The Purchaser agrees to insure the buildings on this property against loss by fire and windstorm, in the sum of Two Thousand and No/100 (\$2000.00) Dollars, with mortgage clause in favor of the Sellers, and to pay all premiums due thereon; on his failure to pay any premiums the Sellers may, at their option, pay said premiums and any premiums so paid shall become a part of the principal debt and bear interest at six (6%) per cent until paid.

V

Upon the payment of one-half of the Purchase price under this contract, the Sellers agree to convey said property to the Purchaser by a fee simple warranty deed, free of encumbrance or lien, and the Purchaser agrees to secure the balance of the purchase price by a good and valid first purchase money mortgage covering said premises, payable in equal monthly installments of \$25.00 each, with interest thereon from date at the rate of 6% to be computed and paid semi-annually; any unpaid interest to become a part of the principal debt, and to bear interest at the same rate, with the full privilege to anticipate the payment of the balance due at any time.

VI

The Purchaser shall have possession of the property from the date of this contract.

VII

It is agreed that time is the essence of this contract, and if the Purchaser should