

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT FOR SALE

This agreement between R. L. Childress, hereinafter called "Seller", and A. J. Hargrove, hereinafter called "Purchaser",

WITNESSETH:

(1) That the seller agrees to sell and the purchaser agrees to buy the following described property:

"All that tract of land in Greenville Township, Greenville County, South Carolina, about three miles West of the Greenville County Court House, on the Northern side of a County Road known as "Viewpoint" Road, and described as follows:

"BEGINNING at a point in the center of Viewpoint Road at the corner of other property of R. L. Childress, and running thence with the line of said property, N. 6-30 W. 232 feet to a stake; thence continuing with the line of property of R. L. Childress, S. 83-30 W. 187.8 feet to a stake; thence S. 6-30 E. 232 feet to a stake in the center of Viewpoint Road; thence with the center of Viewpoint Road, N. 83-30 E. 187.8 feet to the beginning corner, containing one acre, according to a recent survey and being a portion of the property conveyed to R. L. Childress by Sunie M. Gaffney, et al, by deed dated November 6, 1945, recorded in Book of Deeds 282 at Page 438."

(2) The purchaser agrees to pay therefor the sum of Eighteen Hundred (\$1800.00) Dollars, of which the sum of One Thousand (\$1000.00) Dollars has been paid in cash on the execution of this agreement, receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of Eight Hundred (\$800.00) Dollars in monthly installments of Thirty (\$30.00) Dollars each on the 19th day of each month hereafter until paid in full, with full privilege of anticipation; and to pay interest on the unpaid balance at six (6%) per cent to be computed and paid semi-annually.

(3) The seller agrees to pay taxes for the year 1948 and the purchaser will pay all taxes subsequent thereto. The purchaser agrees to insure any buildings or structures now on this property or to be erected thereon, against such hazards as the seller may require with a mortgage clause payable to the seller, and to deliver said policies to the seller and to pay all premiums thereon when due.

(4) It is distinctly understood and agreed that time is of the essence of this contract, and that on the failure of the purchaser to