

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CONTRACT FOR THE SALE OF REAL ESTATE

This agreement made and entered into this 27th day of August, 1948, by and between Robert J. Edwards, as Trustee for James M. Edwards, hereinafter referred to as Seller, and James H. Wilson, hereinafter referred to as Purchaser,

WITNESSETH

The Seller hereby agrees to sell and convey to the Purchaser the following described property:

That that lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the southeastern side of Super Highway No. 29, being known and designated as Lot No. 6 on Plat of property of James M. Edwards made by R. E. Dalton in April, 1948, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the southeastern side of Super Highway No. 29 at joint front corner of lots Nos. 5 and 6 and running thence N. 43-00 E. with the right-of-way of Super Highway No. 29, 100 feet to iron pin at corner of lot No. 7; thence with line of lot No. 7, S. 47-00 E. 325 feet to iron pin in line of property of James M. Edwards; thence with line of said property, S. 43-00 W. 100 feet to iron pin at corner of Lot No. 5; thence with line of Lot No. 5, N. 47-00 W. 325 feet to iron pin on right-of-way of Highway No. 29; the point of beginning.

Subject to the following terms and conditions:

(1) The agreed amount for purchase price of the above property is \$1500.00, payable \$50.00 upon the execution of this agreement, receipt of which is hereby acknowledged, and the deferred balance of \$1450.00 is to be paid \$125.00 annually on principal, plus interest at 5 per cent.

(2) The Purchaser is to pay all taxes assessed against said property beginning with the year 1949 and said payments of taxes will be paid annually along with the principal and interest payments.

(3) It is mutually agreed that time is of the essence of this Contract and that in the event the Purchaser shall fail and neglect to make any payment due under the terms of this Contract when due, either as principal or interest or taxes, that this Contract shall become null and void and the Purchaser will have no further right in said premises.