

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

CONTRACT FOR SALE AND BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS:

We, William S. H. Piper, by his Attorney in Fact, Ruth M. Piper, and Ruth M. Piper, hereinafter designated as the Sellers, and Vance Bettis, hereinafter designated as the purchaser, do hereby enter into this Contract for Sale and Bond for Title.

The Sellers bargain, covenant and agree to sell and the purchaser bargains, covenants and agrees to buy that lot of land known and designated as Lot No. 42 of the property of University Park on Bradley Boulevard in the City of Greenville, South Carolina, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book P at page 127. The consideration for said sale is Nine Hundred Ninety Five (\$995.00) Dollars, payable Three Hundred Fifty (\$350.00) Dollars with the execution of this contract, and the receipt of which is hereby acknowledged, and the balance in the amount of Six Hundred Forty Five (\$645.00) Dollars in monthly installments of Twenty-Five (\$25.00) Dollars commencing April 14, 1950, and continuing thereafter on the 14th day of each and every month until paid in full, said payments to be applied first against interest and the balance against the principal. Interest shall be paid from date at the rate of Five (5%) percent and the purchasers are given the right to anticipate in full or in part at any time.

The sellers agree to execute a good warranty fee simple deed to the purchaser upon payment of the full purchase price and the seller, Ruth M. Piper, in consideration of the down payment, expressly agrees to renounce the dower right in and to the above property.

The purchasers agree to pay the 1950 State, County and City taxes.

It is agreed that time is the essence of this contract and if payments thereunder are not made when due, the sellers at their option may upon two month's default in payments, be discharged from all liability in law and equity to make said deed and the down payment shall be considered as liquidated damages and the monthly payments shall be treated and considered as rent. The Sellers may, however, at their option, enforce the performance of this contract.