

See 100

FILED GREENVILLE CO. S. C.

JUN 17 11 35 AM 1950

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

A CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE.

KNOWN ALL THESE Present;

That H. H. Kerns herein after called and refered to as the Seller. Haskell H. Martin and Carobel C. Martin, hereinafter called the Purchaser's. The above named Seller agree s to sell the Property hereinafter described, to the above named Purchaser's for the following price and terms.

Purchase Price to wit; Three Thousand (\$3000.00) Dollars One Hundred (\$100.00) Dollars in hand Paid receipt of which is hereby acknowledged Nine Hundred (\$900.00) Dollars to be paid with in one year from date. and ~~two hundred (\$200.00) Dollars~~ ~~per year thereafter until the full purchase is paid.~~ with Payments to come due and payable on June First of each year hereafter. with Intrest at the rate of 6% to be computed and paid annually.

Failing to comply with the above Terms and Payments, the Purchasers will forfeit all money paid, to the seller, which will be considered as rent on the property.

All improvements that Purchasers may put on the Property is to remain on the property, and become the property of the seller, if the purchasers fail to keep payments up as above set forth.

The Parcel or lot of land in this consideration being 4-1/2 acres more or less and being in Gantt Township, Greenville County, State of South Carolina and being the same Tract of Land conveyed to H. H. Kerns and Zona Kerns by Deed from H. S. Garrison, August 1947 and recorded in the R.M.C. Office for Greenville County. S.C. in Vol. 318 Page 416

In Witness Whereof we hereunto set our hands and seals this 2nd day of June 1950

H. H. Kerns (Seller)  
Haskell H. Martin (Purchaser)  
Carobel C. Martin (Purchaser)

In the Presence of

Lucy F. McCauley  
P. B. McCauley

State of South Carolina County of Greenville,  
Personally appears before me Lucy F. McCauley, who being duly sworn deposes

and ~~she~~ says; That she saw the within named H. H. Kerns, Haskel H. Martin and Carobel C. Martin, sign seal and as their act, and deed, deliver the above written agreement, and that she wit P. B. McCauley witnessed the execution thereof.

Sworn to June 5<sup>th</sup> 1950

P. B. McCauley Magistrate

Lucy F. McCauley

Recorded June 17th. 1950 at 11:35 A. M. #14863