

MAR 29 4 55 PM 1951

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

DEED CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT made and entered into this 29 day of March, 1951, by and between Edward C. Ligon, Jr. and Lucille D. Ligon, hereinafter sometimes referred to as the Sellers and Christopher E. Childress, hereinafter sometimes referred to as the Purchaser.

WHEREAS, the Sellers have agreed to sell and the Purchaser has agreed to purchase certain real estate hereinafter more specifically described upon certain terms and conditions hereinafter more particularly set forth.

WITNESSETH

IT IS AGREED BETWEEN THE PARTIES that the Sellers will convey unto the Purchaser by good fee simple warranty deed the following described real estate with buildings and improvements thereon free and clear of all liens, charges and encumbrances whatsoever, to wit:-

All that certain piece, parcel or lot of land, situate lying and being in Butler Township on Settlement Road near the City of Greenville, in the County of Greenville, State of South Carolina, being described according to a plat prepared by Dalton & Neves, Engineers, dated July 1, 1950, entitled "Property of Edward C. Ligon, Greenville County, S. C." (said plat being a revision of an earlier plat prepared by Dalton & Neves, dated November 1, 1939, entitled "Property of Roy D. Williams") and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Settlement Road, which iron pin is 348 feet from the joint corner of property of Ligon and Case, and running thence S. 18-50 E. 416 feet to an iron pin; thence S. 61-10 W. 208 feet to an iron pin; thence N. 18-50 W. 416 feet to an iron pin on the Southern side of Settlement Road; thence along the Southern side of Settlement Road N. 61-10 E. 208 feet to an iron pin, the beginning corner.

IT IS FURTHER AGREED that said conveyance is conditioned on the Purchaser paying unto the Sellers the sum of Sixty-five Hundred ( \$6,500.00 ) Dollars with interest at the rate of Six (6%) Per Cent Per Annum in the following manner:

Beginning on the first day of May, 1951 and on the first day of each month of each year thereafter the sum of Fifty-four and 86/100 ( \$54.86 ) Dollars to be applied on the interest and principal of this indebtedness, said payments to continue up to and including the first day of March, 1966 and the balance of said principal and interest to be due and payable on the first day of April, 1966. The aforesaid monthly payments of Fifty-four and 86/100 ( \$54.86 ) Dollars each are to be applied first to interest at the rate of six (6%) per cent per annum on the principal sum of Sixty-five Hundred ( \$6,500.00 ) Dollars or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied on account of principal.

IT IS FURTHER AGREED that the Purchaser will insure and keep insured the houses and buildings on said lot in a sum not less than Seven Thousand Five Hundred ( \$7,500.00 ) Dollars by fire and extended coverage insurance in a company or companies satisfactory to the Sellers and assign and deliver the policy or policies of insurance to the Sellers, and that in the event the said Purchaser shall at any time fail to do so, then the Sellers may cause the same to be insured and reimburse themselves for the premium with interest as aforesaid.

For value received, the undersigned do hereby cancel the within contract, this 22nd day of Dec. 1961.

Witnesses:  
John H. Brothers  
Fred B. ...

Edward C. Ligon Jr  
Lucille D. Ligon

FILED AND CANCELLED OF RECORD  
OF Dec 22 1961  
GREENVILLE COUNTY, S. C.  
16008