

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONTRACT

This agreement entered into this 25th day of September 1961 between Oscar Thomas Gibbs, Jr., hereinafter referred to as Seller, and Irving L. and Dorothy M. Urch, hereinafter referred to as Purchasers,

WITNESSETH

The seller agrees to sell and the Purchasers agree to purchase all that piece, parcel or lot of land with improvements thereon situate on the western side of White Horse Road in the County of Greenville, State of South Carolina, and being known and designated as the northern 30 feet of Lot No. 2 on plat of property of P. L. and Pauline B. McHugh, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "TT", at Page 53, said lot fronting 30 feet on the western side of White Horse Road and runs back to a depth in parallel lines of 200 feet and being 30 feet across the rear. Said property is subject to a party-wall agreement with Ballard-Rice Prestressed Corporation and subject to restrictions recorded in Deed Book 636, at Page 505.

The agreed sale price is \$19,500.00 with payment as follows:

\$2137.50 upon the signing of this agreement, receipt whereof is hereby acknowledged, and the assumption of a first mortgage loan to Fidelity Federal Savings and Loan Association in the amount of \$9800.00. The balance of \$7562.50 shall be due and payable February 1, 1962 with the privilege to anticipate payment at any time. The deferred balance shall bear interest at the rate of 6% per annum from September 15, 1961 which shall be due and payable February 1, 1962. The Purchasers shall make all payments now or hereafter due on the mortgage loan to Fidelity Federal Savings and Loan Association, and the Seller shall continue to collect all rents receivable from the lessee Lake Ellis until final payment, and the Purchasers shall be given credit on the deferred balance for any rents received.

Upon the payment of said deferred balance of \$7562.50, plus interest, the Seller agrees to execute and deliver to the Purchasers a good fee simple warranty deed to said premises and the Purchasers shall assume the balance due on the mortgage loan to Fidelity Federal Savings and Loan Association.

It is understood that said premises is subject to a lease to Lake Ellis dated June 15, 1961.

(Continued on Next Page)