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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

CONTRACT FOR DEED

THIS AGREEMENT made and entered into this 21st day of July, 1970, by and between Herbert M. Mull and Myrtle W. Mull of Greenville County, South Carolina, hereinafter called the Seller, and Herman L. Douglas and Sylvia R. Douglas hereinafter called the Buyer.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina being described as follows:

BEGINNING at an Iron Pin at the Eastern side of Highway 276 (Geer Highway), thence at said Highway N. 25-45 W. 130 feet to an Iron Pin; thence N. 15-10 W. 198 feet to a bend; thence N. 4 W. 170 feet to an Iron Pin; thence N. 2-15 E. 63.4 feet to an Iron Pin; thence S. 79-15 E. to an Iron Pin; thence N. 2-15 W. 144.6 feet to an Iron Pin; thence S. 79-15 E. 296 feet to an Iron Pin; thence S. 32 W. 693 feet to the beginning corner.

This is a portion of the property conveyed to the present Sellers by Deed of I. L. Graham, Jr. which is recorded in Deed Book 697, at Page 237 in the R.M.C. Office for Greenville County.

The purchase price which the Buyer shall pay for the said lot is the sum of Six Thousand Five Hundred and no/100 (\$6,500.00) Dollars which sum shall be paid as follows: Fifty and no/100 (\$50.00) Dollars, in cash, the receipt of which is hereby acknowledged; and the balance shall be paid in monthly installments of Fifty and no/100 (\$50.00) Dollars each, beginning one month from the date of this Contract, the deferred payments to bear interest at the rate of six (6%) per cent per annum.

All deferred payments are to be made at the home of the Seller, Herbert M. Mull.

The Buyer further agrees to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter the Buyer agrees to pay all real estate taxes thereon by December 1st of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared the essence of this contract, and in the event of thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interests of the Buyer under this agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contracts shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract is executed by the Buyer with the understanding and agreement that the property hereindescribed has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained, and not upon any inducements, representations, agreements, conditions or

M. W. Mull
H. L. Douglas
S. R. Douglas

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