

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONVEYANCE FOR TITLE

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CLYDE A. CANN AND
THIS CONTRACT entered into by and between HELLEN B. CANN, hereinafter called
Seller, and JASPER R. COXER, hereinafter called Purchaser.

W I T N E S S E T H :

The Seller hereby agrees to sell and convey unto the Purchaser the following
described property:

ALL that certain piece, parcel, or lot of land in the City of Greenville,
County of Greenville, State of South Carolina, on the east side of Russell
Avenue, shown as Lot 10 on a plat of the property of D. R. Caine, Trustee
recorded in Plat Book H, Page 135, and having, according to this plat, the
following metes and bounds:

BEGINNING at an iron pin on the east side of Russell Avenue, and running
thence S. 71-21 E. 159.4 feet to an iron pin; thence S. 7-20 W. 50.5 feet
to an iron pin; thence along the line of Lot 9, N. 71-34 W. 170 feet to
an iron pin on the east side of Russell Avenue; thence with Russell Avenue,
N. 19-12 E. 50 feet to the point of beginning.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Fourteen Thousand Nine Hundred
and No/100 (\$14,900.00) Dollars, payable One Hundred and No/100 (\$100.00) Dollars
upon execution of this agreement and the balance of Fourteen Thousand Eight
Hundred and No/100 (\$14,800.00) Dollars to be payable in monthly installments
of One Hundred Thirty-Four and 07/100 (\$134.07) Dollars per month, with the
first due and payable on June 12, 1975, from the date of the execution of this
instrument plus interest at the rate of Nine (9%) per cent per annum to be com-
puted from date and paid monthly and the remaining installments due on a like
day of each month thereafter until paid in full.

2. That this contract may be assigned with the consent of all parties
hereto.

3. Taxes to be pro-rated as of the date of the execution of this Agreement
and Purchaser agrees to pay all taxes and assessments accruing after the date
hereof and the Purchaser agrees to insure the dwelling in at least the amount
of the outstanding indebtedness on this Contract.

4. Time is of the essence of this agreement, and upon the failure of the
Purchaser to make any payments within thirty (30) days after the due date thereof,
the Seller may immediately declare this Contract terminated, retain all sums
paid hereunder as rent and/or liquidated damages and be entitled to immediate
possession of the premises through ejection or eviction as in the case of a
defaulting tenant at will.

5. The Purchaser may anticipate payment in whole or in part at any time

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