

CONTRACT FOR DEED

Exhibit A

SUB-DIVISION

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this _____ day
of _____, 19____ by and between

_____ Greenville County,
South Carolina, hereinafter called the Seller and _____
_____ of _____
_____ 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 upon the terms hereinafter set forth, the following describ-
ed lot or parcel of land situate in the County of Greenville, State of South Carolina, to-wit:

Lot _____ Street _____
as shown on plat of _____, which is duly recorded in the R.M.C. Office for
Greenville County, S. C., in Plat Book _____, at page _____, reference to which is hereby made; and
the said property is sold and shall be conveyed subject to the following restrictions, covenants and
conditions, to-wit:

This property is to be used for residential purposes only. No residence shall be built
on any lot nearer than 35 feet to the front line; no residence shall be built on any lot
unless said lot has 50 feet, or more, frontage; no residence shall be constructed
on any lot that has a floor space of less than 800 square feet; no outside toilets
permitted, and sewage to be disposed of by approved septic tanks.

The purchase price which the Buyer shall pay for the said lots is the sum of
\$ _____, which money shall be paid as follows: \$ _____ in cash, the receipt of
which is hereby acknowledged; and the balance shall be paid in monthly installments of \$ _____
each, beginning one month from this date, the deferred payments to bear interest at the rate of 6% per
annum.

All deferred payments are to be made at the _____

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 and subject to the reservations and con-
ditions set forth herein and on said plat.

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 of 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 interest 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 a-
greement may be retained by the Seller as rental 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 herein described 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 con-
tained, and not upon any inducements, representations, agreements, conditions or stipulations by any
person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire agree-
ment between the Seller and the Buyer relative to the property described herein.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands
and seals the day and year first above written.

WITNESS: _____ (Seal)
By _____ Seller
_____ (Seal)
Buyer
_____ (Seal)