

STATE OF SOUTH CAROLINA

AUG 12 4 25 PM 1965

CONTRACT OF SALE

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

This is an agreement between Serena M. Sullivan and Wayne Dodgens. Serena M. Sullivan is buying a lot on the Easley Highway known as Lot No. 8 of the property of R. J. Sentell, as shown by a plat thereof recorded in Plat Book I at page 75. She agrees to sell this lot to Wayne Dodgens for \$1,000.00. Wayne Dodgens shall pay the sum of \$25.00 per month, beginning one month from the date on which Serena M. Sullivan acquires the property. The unpaid balance will bear interest at seven (7%) per cent to be computed and paid monthly out of the \$25.00 payments, this interest to run from the date on which Serena M. Sullivan acquires the property. Wayne Dodgens shall further pay the sum of \$48.25 expenses incurred by Serena M. Sullivan in acquiring the property. At such time as the interest and principal has been paid in full, Wayne Dodgens will be entitled to a deed for the property, conveying to him a good and marketable fee simple title, free of any liens or encumbrances.

Wayne Dodgens shall be entitled to possession of the lot. He will pay all real estate taxes on the lot.

If Wayne Dodgens builds a house on the lot, then, if he fails to make any monthly payment when due, Serena M. Sullivan shall have the right to foreclose this contract of sale by action in Court whereby the property is sold to the highest bidder as in a mortgage foreclosure, and in such event there shall be added to the amount due by Wayne Dodgens to Serena M. Sullivan, the cost of this law suit, together with reasonable attorneys' fees.

If Wayne Dodgens fails to make any monthly payment when due, but has not built a house on the property, Serena M. Sullivan

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