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Offer To Purchase

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GREATER GREENVILLE REALTY

18 Beattie Place

Greenville, S. C.

Date June 3, 1966

We hereby agree to purchase the property known as Lot # 14 Sec. 3 Colonial Hills, near Greenville S.C. Buyer is to take possession of the property on or before June 11, 1966. Buyer is to pay seller monthly payments totaling \$ 110. per month until buyer can and does secure a first mortgage loan as set out below. The monthly payments are to be credited as follows: \$100.23 per month for principle and interest computed at 6 3/4% per annum on \$14,850 (25 year term) and \$9.77 per month for pro-rata taxes. The buyer is to be credited with the total principle payments at the time of closing by way of cash refund. The first monthly payment to be due and payable July 1, 1966.

AND AGREE to pay the sum of \$ 16,500. for said property on the following terms, \$ 1,650. down an Apply for an insured conventional loan in the amount of \$ 14,850. Seller agrees to pay all closing costs collectable at closing. Buyer to provide first years fire insurance and pay M.G.I.C. premiums on a monthly basis. The down payment this date paid, less cost of credit report is to be refunded in the event that this loan is unobtainable. Seller agrees to install gas heating system in property on or before Sept. 1, 1966.

It is understood and agreed that a good and marketable title is to be furnished and the deal is to be closed within _____ as soon as loan can be secured) days from date of acceptance by owner. Possession is to be given on or before June 11, 1966.

Deed to be made to Ernest J. Ratliff

We hereby deposit with Greater Greenville Realty broker, the sum of \$ 1,650. as earnest money, to apply on the purchase price. Said earnest money shall be returned to us on demand if this offer is not accepted by the owner within 3 days of the date of this offer. The said earnest money shall be forfeited as liquidated damages if we fail to comply with the above terms.

Witness George W. Ashmore, Jr. Ernest J. Ratliff (SEAL)
Buyer
Ernest J. Ratliff

Witness Theron J. Cochran _____ (SEAL)
Buyer

The foregoing offer is hereby accepted by us this 4 day of June 19 66

Witness George W. Ashmore, Jr. J. P. Pappalardo (SEAL)
Owner

Witness Vicki M. Ashmore _____ (SEAL)
Owner

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