

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONTRACT FOR DEED

THIS AGREEMENT made and entered into this 5th day of June, 1969, by and between Mildred T. Stanford of Greenville County, South Carolina, hereinafter called the Seller, and Melvin E. Suddeth and Doris C. Suddeth, hereinafter called the Buyers.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyers, and the Buyers hereby agree 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:

Lot 32, 205 Rangeview Circle as shown on plat of White Horse Heights which plat is duly recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, at Page 135, reference to which is hereby made for a more complete description; the said property is subject to certain restrictive covenants which are recorded in the RMC Office for Greenville County, S. C. in Deed Book 805, at Page 608.

The purchase price which the Buyers shall pay for the said lot is the sum of \$1,800.00 in cash, the receipt of which is hereby acknowledged, and the balance shall be paid in monthly installments of \$120.00, each, beginning June 1, 1969 and a like amount to be paid on the 1st day of each successive month thereafter until January 1, 1971

at which time the Seller will convey to the Buyers or their assigns, PROVIDED, however, all payments of \$120.00 are current at that time, the said property by general warranty deed free and clear of all liens and encumbrances with the exception of the mortgage to C. Douglas Wilson & Co. which the Buyers specifically agree to assume, and subject to the reservations and conditions set forth herein and on said plat.

The Buyers agree 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 thirty (30) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyers under this agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyers under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract 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 Buyers with the understanding and agreement that the property herein described has been inspected by the Buyers, or their duly authorized agent, and has been purchased by the Buyers solely as the result of such inspection, and the agreement herein contained, 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 agreement between the Seller and the Buyers relative to the property described herein.

All deferred payments are to be made to Mildred T. Sanford, 120 Grove Road, Greenville, South Carolina.

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

IN THE PRESENCE OF:

Mildred T. Stanford (LS)
SELLER

Doris C. Suddeth (LS)
Buyer

Melvin E. Suddeth (LS)
Buyer

Landra M. Rudsell
Elizabeth G. Johnson