

Owner-seller agrees to execute the usual general warranty deed, to be prepared at his expense, and to pay for State and Federal Revenue Stamps on Deed.

Owner-seller agrees to give possession at time of settlement, and in the event he shall fail so to do he shall become and be thereafter a tenant by sufferance of the purchaser and hereby waives all notice to quit, as provided by the laws of this State.

The risk of loss or damage to said property by fire or other casualty until the deed of conveyance is recorded is assumed by the owner-seller.

The principals to this contract mutually agrees that it shall be binding upon their respective heirs, executors, administrators or assigns.

If contract requires FHA or VA loan, seller agrees to pay necessary loan commission as required by mortgagee in excess of 1% paid by purchaser.

If a first mortgage is to be placed, this contract is contingent upon its procurement.

Time and all conditions and terms of this contract are to be of the essence of this contract.

Address for notice of owner-seller and purchaser shall be as indicated first above, all notices to be in writing by certified mail.

This contract when ratified by the owner-seller contains the final and entire agreement between the parties hereto and owner-seller shall not be bound by any terms, conditions, statements or representations, oral or written, not herein contained.

We, the undersigned, hereby ratify, accept and agree to the above memorandum of sale and acknowledge it to be our contract, this 9th day of October 1969.

Witnesses:

Wade H. Stack
Wade H. Stack Jr.
Wade H. Stack
Wade H. Stack Jr.

Charles A. Valentine (SEAL) Purchaser
Joseph H. Valentine (SEAL) Purchaser
Garry H. Hawkins (SEAL) Owner-seller
Betty G. Hawkins (SEAL) Owner-seller

Phone (P 277-2764)
Phone (S 277-0601)

Property is to be conveyed in the name Charles A. Valentine and Iva Jean Valentine

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Wade H. Stack, Jr. and made oath that he was the within named sign, seal and deliver the within instrument, and that he with Wade H. Stack, Sr. witnessed the execution thereof.

Sworn to before me, this 30 day of Oct. A.D., 1969

Wade H. Stack (SEAL)
Notary Public, S. C.

JAN. 1, 1971

Wade H. Stack Jr.

Filed for record in the office of the R. M. C. for Greenville County, S. C. at 11:44 o'clock A. M. Oct. 30 1969 and recorded in Deed Book 878 at page 427

R. M. C. for G. Co. S. C.

Real Estate Sales Contract Recorded October 30, 1969 At 11:44 A.M.
10237