

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

CONTRACT FOR PURCHASE OF
 REAL ESTATE

WHEREAS, we, ENOS D. EDENS and MOZELLE P. EDENS, are the owners of a certain tract of land hereinafter described; and

WHEREAS, FRED L. HENSON and MARY W. HENSON are desirous of purchasing said tract;

NOW, THEREFORE this Agreement made and entered into by and between ENOS D. EDENS and MOZELLE P. EDENS, hereinafter referred to as Sellers and FRED L. HENSON and MARY W. HENSON, hereinafter referred to as Purchasers,

WITNESSETH:

The Sellers hereby agrees to sell and convey unto the Purchasers the following described property:

Beginning at an iron pin and stone, joint corner of Edens tract and running thence N35-00W 700 feet to iron pin; thence N55-00E 825 feet to iron pin; thence S35-00E 700 feet; thence S55-00W 825 feet to point of beginning, containing 13.3 acres, more or less. See plat of survey by T. Craig Keith, Surveyor prepared on November 6, 1969.

The above property is located approximately 2.0 miles northwest of Cleveland, South Carolina.

subject to the following terms and conditions:

1. The agreed sale and purchase price is \$5,320.00, payable \$500.00 in cash upon the execution of this agreement, receipt of which is here by acknowledged and the balance of \$4,820.00 is to be paid \$50.00 or more, each month, including interest at $7\frac{1}{2}$ percent per annum, with the entire balance due on or before March 10, 1981 (when paid in full), (or upon sale of property). First monthly payment due December 10, 1969 and like payment on the 10th of each month until paid in full.

2. The Purchasers are to pay all taxes assessed against the property beginning with the year 1970.

3. By the payment of the purchase price in full the Sellers agreed to convey unto the Purchasers, their heirs and assigns the above described property by fee simple deed, free of encumbrance or lien and it is distinctly understood and agreed that time is the essence of this contract and in the event the Purchaser shall become in default in the payment of any sum hereinabove stipulated for a period of 30 days after the same is due and payable, this contract shall become null and void and all sums previously paid to the Sellers by the Purchasers shall be forfeited to the Sellers as liquidated damages for the breach of this contract.

It is AGREED and UNDERSTOOD that SELLERS are to cut in a 20 foot road across their remaining property for access to the above tract, when the principal balance is reduced by \$1,000.

In consideration of the covenants and agreements upon the part of the Sellers, the Purchasers agrees to purchase the above described lot subject to all the terms and conditions hereinabove set forth and to pay the purchase price in the manner hereinabove stipulated.

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