

KNOW ALL MEN BY THESE PRESENTS that, SOUTHEASTERN INSURANCE SERVICE, INC., a South Carolina Corporation, the undersigned, by the execution of these presents agrees to sell to J. M. TRUESDALE and CATHERINE M. TRUESDALE, for the sum of FORTY THOUSAND (\$40,000.00) DOLLARS, (of which amount the sum of \$500.00 has been paid upon the execution of these presents) that certain lot or tract of land described as follows:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina on the east and southeast side of Saint Augustine Drive, being shown as all of lot No. 29 on plat of Pelham Estates, Section I, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at pages 28 and 29 (reference to which plat is expressly craved for a more detailed description), and being one of the lots conveyed to Southeastern Insurance Service, Inc. by deed of Jack E. Shaw Builders, Inc., dated March 1, 1969, recorded in said R.M.C. Office in Deed Book 864 at page 120.

The Sellor shall execute and deliver a good and sufficient warranty deed, with the necessary documentary stamps thereto affixed, conveying to the said J. M. Truesdale and Catherine M. Truesdale the aforesaid property upon the express condition that the said purchasers shall pay the balance of Thirty-Nine Thousand Five Hundred (\$39,500.00) Dollars in the following manner and at the times and dates shown, to-wit:

(a) The sum of Three Thousand Forty-Five and 87/100ths (\$3,045.87) Dollars, cash monies, payable on or before January 15, 1970;

(b) The balance of \$36,454.12 shall be paid as follows:

i) The sum of \$27,554.88 (representing the balance due on the mortgage held by First Federal Savings & Loan Association, hereinafter mentioned) shall be due and payable in equal monthly installments of \$193.46, on the 1st day of each month, commencing February 1, 1970, and continuing until paid in full; payments applied first to interest at the identical interest rate charged by First Federal Savings & Loan Association (currently 6-3/4% per annum), and balance to principle.

ii) The sum of \$8,900.00 shall be due and payable as follows: \$300.00 in advance on the 1st day of February, May, August and November of 1970; thereafter, commencing February 1, 1971, the monthly sum of \$85.06, until the balance is paid in full; payments applied first to interest at the rate of eight (8%) per centum per annum, balance to principle. If on or before February 1, 1971, Buyer shall pay an additional sum of \$3,800.00 cash to Sellor, no interest on said \$3,800.00 and on the quarterly payments of \$300.00 each shall be due and both sums shall be credited to the unpaid principal balance. Also, the above montly payment of \$85.06 shall be reduced to an amount sufficient to pay same in full over a period of 15 years at an annual interest rate of 8%. Should Buyer fail to pay said additional sum of \$3,800.00, interest on the unpaid principal balance (after crediting same with any quarterly payments) at the rate of 8% per annum shall be due February, 1, 1971. (Continued on next page)