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REAL ESTATE CONTRACT.

VOL 897 PAGE 357

MONTHLY PAYMENT PROVISION

FILED  
GREENVILLE CO. S.C.

This contract is executed on the 29th day of August, 1970, between Charlie G. Johnson, hereinafter known as the party of the first part, and Carl W. McKee and Betty M. McKee, hereinafter known as party of the second part. If the second party shall make all payments and perform all covenants hereinafter set forth, the first party hereby agrees to convey to the second party, in fee simple absolute, free of any and all incumbrances, ~~except first mortgage to Collateral Investment Co. now on said property,~~ by a good and sufficient warranty deed, the real estate described hereinbelow as follows:

ALL THAT CERTAIN lot of land lying in Greenville County, State of South Carolina being part of Lot number 20, Block B on a plat of property of Pendleton Street Realty Association recorded in Plat Book A at Page 122 in the R. M. C. Office for Greenville County and being a portion of property formerly owned by Furman Investment Company, known as Vardry Heights and being further described as follows:

BEGINNING at a point on Kirk Boulevard, formerly known as W. McBee Boulevard at a cross mark in the center of a drive and running thence along Kirk Boulevard in a Northwesterly direction 45.7 feet to a point at the corner of Lot number 7 and 20 of Block B; thence along the line of Lot number 7, N. 15-15 E. 83 feet to the Southwestern corner of Lot number 6; thence along the rear line of Lot numbers 4, 5 and 6, S. 74-45 E. 150 feet to the Western corner of Lot number 3, 4, 10 and 20; thence along the center line of a drive, 160 feet, more or less to the beginning corner.

The purchase price for said property is: (EIGHT THOUSAND NINE HUNDRED FORTY DOLLARS (\$8,940.00) payable as follows:

- (1) \$300.00 cash
- (2) \$8,640.00 First mortgage to Charlie G. Johnson, with monthly payments of \$60.00 plus taxes, insurance per month for 144 months.

This contract is subject to building and building line restrictions, municipal ordinances and zoning laws, county ordinances and zoning laws, state statues and laws, restrictions of record as to occupancy and use of the premises, rights of record, real estate taxes for the year 1970 and subsequent years, and to any unpaid special taxes or special assessments charged against the property for improvements which have not yet been made, and to unpaid installments of any special assessments or taxes which may fall due after the date of this contract for improvements already completed.

ALL PAYMENTS ARE DUE AND PAYABLE ON THE FIRST DAY OF EACH MONTH.

It is further agreed and understood, the party of the first part, shall not further encumber the above described property.

The second party agrees further to pay the general taxes for the year 1970 and following years, and in addition, pay all special assessments and taxes and installment thereof which may become due after this day, which may now or here after be charged against the property, when such special assessments or taxes become due and payable, he further covenants to make available for inspection of the first party the tax or assessment receipts.

(Continued on next page)