

FEB 26 1971

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GREENVILLE CO. S.C.

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FEB 26 9 25 AM '71 SALES CONTRACT

OLLIE FARNSWORTH LYNNDALE SUBDIVISION

THIS SALES CONTRACT, made at Greenville, South Carolina, between L. H. TANKERSLEY and P. D. TANKERSLEY, herein called "Sellers," and Harley Chapman whose address is Rt 4 Box 50 herein called "Buyer."

P.O. Box 243 - Mauldin, S.C.

WITNESSETH:

That the Sellers agree to sell and the Buyer agrees to purchase all that lot of land in Greenville County, South Carolina, being shown as Lot No. 76 on a Plat of LYNNDALE SUBDIVISION, made by C. O. Riddle, RLS, dated February, 1966, as revised, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WW, page 4, subject to the terms and conditions hereinafter contained, at a sales price of \$ 3000.00, which shall be paid by the Buyer to the Sellers in the following manner:

\$ 250.00 cash as the down payment or earnest money deposit, and the balance of \$ 2750.00 in monthly installments of \$ 20.00 each, commencing one (1) month from the date hereof and continuing monthly thereafter until said balance has been paid in full. The unpaid principal balance from time to time due hereunder shall bear interest at the rate of 7% per annum, and each monthly payment shall be applied first to interest computed as aforesaid, with balance to principal.

1. Greenville County property taxes have been prorated as of the date of this contract. The Buyer covenants to pay all Greenville County property taxes accruing after the date of this contract assessed against the above described property and any improvements hereafter constructed thereon when the same shall become due and payable.
2. Prior to possession of said property for residential purposes the Buyer covenants and agrees to connect with the sewerage disposal system now serving LYNNDALE SUBDIVISION at the Buyer's expense and in accordance with the rules and regulations of the South Carolina State Board of Health and the Greater Greenville Sewer District Commission. The Buyer shall pay to the Sellers a fee not exceeding \$10.00 as the inspection charge for the service line and other facilities serving said lot and connecting the same with the sewerage disposal system serving LYNNDALE SUBDIVISION.
3. The Buyer covenants and agrees to become and remain in good standing a member of Lynndale Community Corporation, an eleemosynary corporation which owns and/or leases the sewerage disposal system serving LYNNDALE SUBDIVISION and to abide by the rules and regulations and to pay the dues and assessments not exceeding \$15.00 per annum per lot, duly enacted by the Board of Directors of said corporation, for the purpose of maintaining and operating any sewerage disposal system from time to time owned or leased by the said corporation.
4. The Buyer covenants and agrees that the sale, use or other disposition of the above described property is subject to the terms and conditions contained in certain restrictive covenants applicable to LYNNDALE SUBDIVISION which are recorded in the RMC Office for Greenville County, South Carolina.

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