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INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

1. THIS AGREEMENT, made this 24th day of March 1971, by and between the Administrator of Veterans' Affairs, an officer of the United States of America, whose address is Veterans Administration, in the City of Washington, District of Columbia 20420, hereinafter called "Seller," and his successors in such office, as such, and Richard Lang, Sr. and Lula Mae Lang whose mailing address is 205 Knox Drive, Greenville, South Carolina

hereinafter called "Buyer."

2. WITNESSETH: For and in consideration of the sum of one dollar, each to the other in hand paid, and of the mutual covenants and agreements herein, the Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the property and all appurtenances thereto, situated in county of Greenville and State of South Carolina, herein referred to as "the property," and more fully described as follows, to wit:

ALL those lots of land in the County of Greenville, State of South Carolina, known and designated as Lots Nos. 72 and 73 on plat of Glendale Heights Subdivision recorded in Plat Book KK, Page 143 of the P.L.C. Office for Greenville County, South Carolina, said lots having the aggregate of a frontage of 140 feet on the west side of Knox Street, a depth of 157.8 feet on the south side, a depth of 162 feet on the north side, and a rear width of 140.6 feet.

FILED GREENVILLE CO. S. C. MAY 7 12 27 PM '71 OLLIE FARNSWORTH R.M.C.

This is the same property conveyed to the Administrator by Master's Deed dated August 4, 1970, and recorded August 14, 1970, in the P.L.C. Office for Greenville County, South Carolina, in Volume 896, at page 137.

3. This Agreement is made subject to:
- (1) Existing leases and to rights, if any, of persons in possession, if any.
 - (2) The general taxes and special assessments which the Buyer hereinafter covenants to pay.
 - (3) Building line and building and liquor restrictions of record.
 - (4) Zoning and building laws or ordinances.
 - (5) Party wall rights or agreements.
 - (6) Roads and highways.
 - (7) Covenants, conditions, exceptions, reservations, restrictions, or easements of record.

- (8) Rights of all parties claiming by, through, or under the Buyer.
- (9) Any state of facts which an accurate survey would show.
- (10) All unpaid water and sewage-disposal charges for services rendered after the date of delivery of this Agreement.
- (11) All contracts or agreements, recorded or unrecorded, for furnishing gas, electricity, water, or sewage-disposal service.
- (12) The constitution, bylaws, rules, regulations, restrictions, charges, or assessments of any civic improvement or other association, corporation, or district which affect the property.

The Buyer shall indemnify and save harmless the Seller from all loss and liability that arise by reason of any and all obligations and liabilities existing or arising out of any of the foregoing matters.

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