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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
STATE OF SOUTH CAROLINA R. M. C.)
COUNTY OF GREENVILLE)

CONTRACT FOR SALE OF REAL ESTATE

This Agreement entered into at Greenville, South Carolina, this the 29th day of October, 1971, by and between Paul P. Efstration and James A. Ballas hereinafter referred to as "Seller" and First Federal Savings & Loan Association of Greenville, South Carolina, hereinafter referred to as "Buyer":

WITNESSETH:

That for and in the consideration of Sixty Thousand (\$60,000.00) Dollars to be paid as hereinafter provided, the Seller agrees to sell and the Buyer agrees to purchase the following described real estate with improvements thereon:

"All that piece, parcel or lot of land situate lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, lying on the northeastern side of Buncombe Street and on the southwestern side of College Street, being shown on the City Tax Map at Sheet 14, Block 2, Lot 3, with said property fronting approximately 54 feet on Buncombe Street, 30 feet more or less on College Street, 137.9 feet more or less as its northwest boundry and 160.63 feet more or less as its southeast boundry. Said property is the same conveyed to the Seller by Leon Campbell and Milton Switzer by deed dated September 6, 1947, being recorded in the R. M. C. Office for Greenville County in Deed Vol. 321, at Page 57, plus a triangular strip of land acquired from the Peoples National Bank, less a triangular strip of land sold to the Peoples National Bank, which strips of land were exchanged for the purpose of straightening the southeastern boundry line.

IT IS AGREED, that the total purchase price of Sixty Thousand (\$60,000.00) Dollars shall be paid by the Buyer to the Seller in the following manner: Fifteen Thousand (\$15,000.00) Dollars with the signing of these presents, the receipt of which is hereby acknowledged by the Seller; Fifteen Thousand (\$15,000.00) Dollars on or before one (1) year from date; Fifteen Thousand (\$15,000.00) Dollars on or before two (2) years from date; and the balance of Fifteen Thousand (\$15,000.00) Dollars on or before three (3) years from date.

IT IS AGREED, that no interest shall be charged by the Seller to the Buyer on any part of the purchase price provided the yearly payments are made when due. Should the yearly payments not be made when due, then interest at the legal rate shall be charged for the period of delinquency. Except for the year 1971, the Buyer may anticipate payments at any time and when said payments are fully made the Seller will execute to the Buyer a fee simple deed to this subject property as is hereinafter provided.

IT IS AGREED, that until such time as the purchase price is paid in full, the Seller shall maintain sole possession and control over the subject property and shall be entitled to collect and retain all rents and profits derived therefrom. Also during said

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