

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT FOR SALE OF REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS that we, M. L. Lanford, Jr., hereinafter referred to as the Seller, and Terrell Lankford, hereinafter referred to as the Buyer, do hereby agree as follows:

1. The Seller agrees to sell, convey and transfer to the Buyer fee simple title to the following described real property by execution and delivery of a general warranty deed free and clear of all liens and encumbrances upon full performance by the Buyer of all undertakings of the Buyer contained herein:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, being a portion of Lots 25 and 26 of Tract 2 of the Estate of John B. Marshall, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 132 and 133, and being designated as Lot A on an unrecorded plat entitled "Survey for M. L. Lanford" by Carolina Engineering & Surveying dated December 4, 1972, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the southwestern side of White Horse Road 640 feet southeast of the southwestern corner of the intersection of White Horse Road and Welcome Road Extension at the joint front corner of Lots A and B; thence with the southwestern side of White Horse Road, S. 23-45 E., 20 feet; thence leaving White Horse Road and running S. 66-07 W., 105 feet; thence, N. 23-45 W. 20.3 feet to a point at the joint rear corner of Lots A and B; thence with the line of Lot B, N. 66-17 E., 105 feet, (said line running in part along the center line of a joint party wall) to the point of beginning.

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2. The Purchaser agrees to pay to the Seller a purchase price of Fourteen Thousand Nine Hundred Sixteen and 77/100 Dollars (\$14,916.77) for the above described real property in One Hundred Seventy-Eight (178) equal monthly installments of principal and interest in the amount of One Hundred Forty-Three and 35/100 Dollars (\$143.35) each, commencing December 1, 1972 and on the same day of each month thereafter until paid in full, with each payment applied first to interest at the rate of eight (8) per centum per annum computed and paid monthly. It is agreed by the parties that the Buyer may anticipate payment in any amount at any time without penalty.

3. The above described real property includes as a portion thereof one division of an office building presently owned by the Seller, and until this contract has been fully performed by both parties, the Buyer agrees to promptly pay when due his pro-rata share, being one-fourth, of all expenses for utilities, liability insurance, and fire and extended coverage insurance. Until this contract has been fully performed by both parties, the Seller agrees to maintain liability insurance in the minimum coverage of \$100,000 and fire and extended coverage insurance in the minimum coverage of \$40,000 for the subject premises insuring both the Seller and the Buyer as their interests may appear.

4. It is agreed that the portion of the above described real property and the adjoining property owned by the Seller situate between the highway right of way and the office building is to be used as a parking area and any individual owner shall be allowed overflow parking to a reasonable extent in the parking area owned by the others.

5. It is agreed that commencing January 1, 1973, the Buyer shall pay that portion of real property taxes and assessments attributable to the above described real property.

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