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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA)
) CONTRACT OF SALE
COUNTY OF GREENVILLE)

THIS CONTRACT OF SALE, made and entered into this 10 day of February, 1973, by and between DONALD R. ROBERTS and MARIAN L. ROBERTS ("Sellers"); and WILLIAM B. STURGIS and MARTHA E. STURGIS ("Purchasers").

WITNESSETH:

In consideration of the sum of \$5,850.00, the receipt of which is hereby acknowledged by the Sellers and in further consideration of the covenants herein contained, the parties agree as follows:

(1) Sellers shall sell and Purchasers shall purchase the residence at 209 Wilmington Road, known and designated as the major portion of Lot No. 333 of Botany Woods, Sector VII, as recorded in the Office of the R.M.C. for Greenville County in Plat Book YY at Page 76, which is the same property sold to Sellers by deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 892, at Page 35.

(2) The purchase price shall be \$58,500.00 of which \$5,850.00 is paid herewith and the balance of \$52,650.00 shall be due at closing.

(3) This conveyance shall be by general warranty deed conveying good and marketable fee simple title to the property free and clear of all liens and encumbrances. The conveyance shall include all buildings, landscaping, and all permanent appliances and fixtures, including the air conditioner in the recreation room and installed carpet and curtain rods, but excluding television antenna and lamps over pool table.

(4) All appliances, heating and cooling systems and other appurtenances shall be in proper working condition. Purchasers shall be responsible for arranging inspections of such systems and any deficiencies shall be brought to the attention of Sellers prior to closing. Seller agrees to pay the cost, if any, to put said appliances, heating and cooling systems and other appurtenances in proper working condition.

*excepting air conditioner in
rec. room is accepted on an 'as is' basis.*

WBS

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