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GREENVILLE CO. S. C.

VOL 979 PAGE 667

STATE OF SOUTH CAROLINA )  
JUL 24 10 54 AM '73  
DONNIE S. WANKERSLEY  
COUNTY OF GREENVILLE ) S.C.

CONTRACT OF SALE AND PURCHASE OF  
12.64 ACRES AT DONALDSON CENTER

THIS AGREEMENT entered into this 17th day of July, 1973, between the City of Greenville, South Carolina, hereinafter referred to as "city", the County of Greenville, South Carolina, hereinafter referred to as "county", and Northwestern Laboratories, Inc., hereinafter referred to as "purchaser";

W I T N E S S E T H :

1. In consideration of the agreements and payments hereinafter set out, the City and County agree to sell and the purchaser agrees to buy the property or premises hereinafter described, for the sum of One Hundred Seventeen Thousand Four Hundred Dollars (\$117,400.00), plus interest as shown herein, to be paid as follows:

<u>DATE DUE</u>	<u>AMOUNT OF PAYMENT</u>	<u>INTEREST DUE (7½%)</u>	<u>TOTAL AMOUNT DUE</u>	<u>REMAINDER OF PRINCIPAL</u>
July 1, 1973	\$11,740.00	None	\$11,740.00	\$105,660.00
July 1, 1974	11,740.00	\$7,924.50	19,664.50	93,920.00
July 1, 1975	11,740.00	7,044.00	18,784.00	82,180.00
July 1, 1976	82,180.00	6,163.50	88,343.50	None

The above-shown unpaid balance of the deferred payments shall carry an interest rate of Seven and one-half (7½%) percent per annum.

2. The property or premises hereby agreed to be sold and purchased is described as follows:

ALL that land consisting of a 12.64 acre tract situate within the Old Donaldson Air Force Base, Greenville County, South Carolina, in the southern section of Donaldson Center, bounded on the North by lands of McEwen Lumber Co., on the East by the right-of-way of lands of Carolina Carton Co., Carolina Rubber Hose Co., and other lands of Donaldson Center; more particularly described on Exhibit A and shown on a plat marked Exhibit B, both of which are attached hereto and incorporated herein by reference.

See Plat  
Book 4-2  
at Page  
2259.

Said tract is further subject to Restrictive Covenants affecting the industrial and warehousing areas of Donaldson Center, recorded in Deed Book 875 at pages 117-122 in the RMC Office at the Greenville County Courthouse; and applicable county zoning ordinances.