

GREENVILLE, SOUTH CAROLINA

November 6, 1973

This Contract between James W. Crenshaw
hereinafter called the Seller, and Collins Music Company, Inc.

hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of Fifty One Thousand Two Hundred Eight and 40/100 (\$ 51,208.00) DOLLARS

Sale Price \$ 51,208.00
Amount of Cash \$ _____
Balance of \$ _____

to be paid in the following manner: \$10,208.00 cash at closing, assumption of note and mortgage heretofore executed by Seller in favor of First Federal Savings & Loan Association in the amount of \$30,000.00, and a second note and mortgage to be executed by Purchaser in the amount of \$11,000.00 payable to Seller one year from date of closing, with interest thereon at the rate of six (6%) percent per annum.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, except mortgage to be assumed

on payment of the purchase price as above provided.

Possession of the premises to be given on completion of improvements on property described below, or February 1, 1974

This is of the essence of this Contract. This written Contract embodies the entire agreement between the Parties.

Description of Property: All those pieces, parcels or lots of land on the western side of Washington Street Extension, also known as Washington Avenue, in the County of Greenville, State of South Carolina, being known and designated as Lots nos. 6 and 7 on plat of subdivision known as American Bank and Trust Company, recorded in Plat Book F, Page 192.

It is understood by and between the parties hereto that the Seller shall cause to be completed the improvements now being constructed on the premises in accordance with the plans and specifications revealed to the Purchaser. It is further understood that the transaction will be closed when the improvements have been completed which should be no later than Jan. 31, 1974.

Insurance is to be prorated—cancelled as of at closing
Deed to be delivered on or before as stated herein
Interest, Taxes, Rents and Assessments to be prorated as of at closing

In Presence of:
Lynnda B. Eckard Seller
Fred J. Collins, Jr. Purchaser
Pres. COLLINS MUSIC COMPANY, INC.
(L. S.)

** In the event the improvements thereon are not completed by January 31, 1974, this contract may be automatically extended at the option of the Purchaser for a reasonable period of time in which to allow Seller to complete the improvements thereon.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

PERSONALLY appeared before me the undersigned witness who made oath that she saw the within named James W. Crenshaw and Fred J. Collins, Jr. sign, seal, and as their act and deed deliver the within Contract and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day of November, 1973.

Paul J. [Signature] (LS)
Notary Public for South Carolina
My Comm. Expires: 4/7/79

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