

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT FOR SALE AND
PURCHASE OF REAL ESTATE

THIS AGREEMENT entered into this 14th day of May, 1974, by
and between COLLINS MUSIC CO., INC., hereinafter referred to as SELLER,
and Fred J. Collins, Jr., hereinafter referred to as PURCHASER.

W I T N E S S E T H:

For and in consideration of the mutual promises and covenants
and in further consideration of the sum of \$100.00 paid to the Seller by
the Purchaser, the Seller agrees to sell and the Purchaser agrees to
purchase the following described real estate situate in the County of
Greenville, State of South Carolina:

All that piece, parcel or lot of land, situate,
lying and being in the State of South Carolina,
County of Greenville, lying near the intersec-
tion of Farris Bridge Road and White Horse Road
(S.C. Highway 250), and having according to a
plat prepared for Harold J. Edwards and Agnes E.
McDonald, et al, by C. O. Riddle, RLS, dated
April 16, 1970, and having according to said
plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of
White Horse Road at the corner of property now
or formerly owned by Harold J. Edwards and running
thence with his line, S. 83-32 W. 249.9 feet to an
iron pin on the eastern side of Farris Bridge
Road; thence with said Road, N. 18-08 W. 319.6
feet to an iron pin at the corner of property now
or formerly owned by Mona Freeman Chapman; thence
with said line, S. 86-26 E. 403 feet to an iron
pin on the western side of White Horse Road;
thence with said Road, S. 12-17 W. 255.8 feet to
the beginning corner.

It is agreed that the purchase price for said property shall
be \$20,000.00 payable as follows:

\$100.00 to be paid at the execution of this contract and the
balance of \$19,900.00 to be paid in semi-annual installments
of \$600.00 commencing on or before the 14th day of November,
1974, until paid in full, with interest thereon at the rate of
7% per annum, all payments to be applied first to interest,
balance to principal.

The purchaser shall be allowed to take possession of the pre-
mises immediately. The Seller agrees to deliver to the Purchaser a good
fee simple warranty deed to the said property when the Purchaser has
paid the Seller in full under the terms of this Contract. Taxes for the
current year shall be pro-rated and thereafter Purchaser shall pay all
property taxes and any assessments.

In the event the Purchaser should fail to make the payments as
provided herein or breach any other provision of this Agreement, then
the Seller will have the right to declare the entire balance due and

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