

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) CONTRACT FOR SALE AND
 PURCHASE OF REAL ESTATE

THIS AGREEMENT entered into this 10th day of May, 1974, by and between EDMUND H. E. CASS, hereinafter referred to as SELLER, and BILLY STEPHEN KELLY AND BEVERLY ANNE KELLY, hereinafter referred to as PURCHASERS.

WITNESSETH:

For and in consideration of the mutual promises and covenants and in further consideration of the sum of \$1,000.00 paid to the Seller by the Purchasers, the Seller agrees to sell and the Purchasers agree to purchase the following described real estate situate in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being shown as all of Lot 3 on plat of Augusta Road Hills, prepared by Dalton & Neves, Engineers, in December 1940, which plat is recorded in Plat Book "L", at pages 56-57 in the RMC Office, Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Low Hill Street at the joint corner of Lots 4 and 3; thence along the joint line of said lots, N. 48-05 E. 60 feet to an iron pin in line of Lot 2; thence with the line of Lot 2, S. 41-55 E. 190.7 feet to an iron pin on the northwest side of Rice Street (formerly Henrietta Avenue); thence with the line of Rice Street, S. 29-23 W. 28.3 feet to an iron pin; thence along a curved course in a northwesterly direction, (the chord of which is S. 83-84 W. 40.60 feet), to an iron pin on the east side of Low Hill Street; thence along the easterly side of said street, N. 41-55 W. 176.1 feet to the point of beginning.

It is agreed that the purchase price for said property shall be \$14,250.00 payable as follows:

The sum of \$1,000.00 to be paid in cash at closing; the balance of \$13,250.00 to be paid in equal installments of \$102.29 per month with the payments to commence June 1, 1974, with interest thereon at the rate of eight (8%) per cent per annum to be computed and paid monthly.

In addition to the monthly payments set forth hereinabove the Purchasers shall pay monthly escrow payments to the Seller as follows: \$13.01 for property taxes and \$6.70 for hazard insurance premium; it

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