



WESTERN CAROLINA REAL ESTATE

Route 3, Highway 25 Travelers Rest, South Carolina 29690 • 834-7260

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE AGREEMENT OF SALE

29 August, 1974

Douglas M. Raines and Marcia C. Raines of 11 Cason Street, Taylors, South Carolina 29687

Gary Clifton Conner and Angela L. Conner of 182 Cherry Wood Park, Simpsonville, S. C. 29681

hereinafter called the Purchasers, agree to the following terms and conditions:

1. That the Sellers will sell to the Purchasers and the Purchasers will purchase from the Sellers the following as described:

All that land totalling six acres, more or less, known as Lot 9A of Goodwin Bridge Estates as recorded in the RMC Office of the Greenville County Courthouse.

2. The Purchasers will pay to the Sellers the following consideration as set therein:

EITHER: The CASH price of \$ 6,000.00, or the TIME price of \$ 7,757.80 in the manner and method set forth hereinafter:

Table with 10 rows detailing financial terms: 1. CASH Price \$ 6,000.00; 2. Cash Down payment 1,000.00; 3. Unpaid Balance of Cash Price: 5,000.00; 4. Closing costs \$ 100.00; 5. Amount financed \$ 5,000.00; 6. FINANCE CHARGE \$ 1,757.80; 7. Total of Payments \$ 6,757.80; 8. Deferred Payment Price \$ 7,857.80; 9. ANNUAL PERCENTAGE RATE 9% seven; 10. Amount of Payment \$ 80.45 each.

3. PURCHASERS shall pay upon execution hereof the sum of \$ 1,000.00 and the balance of the cash down payment on or before 15 October 19 74

Payments to be made as set forth in the above schedule will commence on 19 until the entire Total amount of payments is paid: each installment when paid shall be applied first to the payment of accrued finance charges and then to the amount financed.

4. TITLE to the above described real property and to any improvements that may be constructed thereon shall remain in the name of the Sellers until all amounts due hereunder, and any amounts hereinafter financed by the Sellers for the account of the Purchasers shall have been paid in full.

following address

5. SELLERS and PURCHASERS further agree that time of payment shall be of the essence of the Agreement, and that this Agreement, including all instruments referred to herein, constitutes the only Agreement between them...

6. When PURCHASERS have paid all amounts due hereunder, and any amounts hereafter advanced by the Sellers for the account of the Purchasers, Sellers shall convey the real property to Purchasers by good and sufficient Warranty Deed...

7. If PURCHASERS fail to make the payments herein provided or fail to perform any other covenant to be performed by Purchasers, and such default shall continue for a period of sixty (60) days, Sellers may, in addition to any other rights in law or equity:

a. Without notice or demand declare this Agreement to be terminated, in which case all payments made by Purchasers hereunder shall be retained as rent, and Purchasers shall immediately surrender possession of the property in as good condition as it is in on date of this agreement...

b. Declare the entire unpaid balance of the Deferred Payment Price to be immediately due and payable and proceed forthwith to collect the same in the manner provided by law.

8. PURCHASERS will pay to Sellers all costs and expenses, including reasonable attorney's fees, incurred by Sellers in enforcing any provision hereof.

IN WITNESS WHEREOF, the parties hereunto affix their signatures, this the day of 29 August 19 74

Signature of witness as to purchaser

Signature of Gary C. Conner (L.S.) PURCHASER

Signature of witness as to purchaser

Signature of Angela L. Conner (L.S.) PURCHASER

Signature of witness as to seller

Signature of Douglas M. Raines (L.S.) SELLER

Signature of witness as to seller

Signature of Marcia C. Raines (L.S.) SELLER

Signature of witness as to agent

Signature of agent (L.S.) AGENT

Signature of witness as to agent

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