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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT FOR SALE AND
PURCHASE OF REAL ESTATE

THIS AGREEMENT entered into this 10th day of February, 1975,
by and between COTHRAN & DARBY BUILDERS, INC., hereinafter referred to
as SELLER, and LEE C. BOWDEN, 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 \$2,000.00 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:

Lot No. 19, Devenger Road, Foxcroft Subdivision,
Section I, near Greenville, South Carolina

It is agreed that the purchase price for said property shall
be Fifty Six Thousand Eight Hundred and No/100 (\$56,800.00) Dollars,
payable as follows:

\$2,000.00 down payment to be paid at the signing of this
agreement, and an additional payment of \$8,000.00 to be
paid on or before March 1, 1975, together with a monthly
installment of \$362.60. The remaining eleven monthly
installments of \$362.60 to be paid on or before the 1st
day of each month commencing on or before April 1, 1975,
with the last such monthly installment to be made on or
before February 1, 1976, with interest on the unpaid
balance at the rate of eight and one-half (8 1/2%) per
cent per annum to be computed and paid monthly, each pay-
ment to be applied first to interest, balance to principal.
The Purchaser agrees to obtain permanent financing for the
balance of the principal due on the said purchase price
on or before the 1st day of February, 1976.

It is further understood that the Purchaser is to pay all loan
costs when permanent financing is procured.

The Purchaser shall be allowed to take possession of the premises
on March 1, 1975. 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.

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