STATE OF SOUTH CAROLINA MAY 1 1975

COUNTY OF GREENVILLE) . M.C.

FIZE PORTITLE

THIS CONTRACT, made and entered into this the day of April, 1975,

by and between James E. Smith, hereinafter referred to as the Seller, and John Barry \mathcal{TBS} Stegers and Carolyn Brothers Stegers, hereinafter referred to as the Buyers,

WITNESSETH:

For and in consideration of the mutual covenants herein expressed and the further consideration of \$1.00 paid by the Buyers to the Seller, receipt whereof is hereby acknowledged, the Seller agrees to sell, and the Buyers agree to purchase all that certain piece, parcel or lot of land described as follows:

ALL that tract of land shown on a plat recorded in the Office of the Register of Mesne Coveyance for Green ville County, South Carolina as Lot Number 28, said plat being recorded in page 30 in Plat Book A, and being further described as follows:

BEGINNING at an iron pin on the East side of Keowee Avenue which point is 300 feet Southward from Saluda Street and running thence S. 63° E. along Lot No. 29, 172 feet to an alley; thence with said alley S. 27° W. 60 feet to an iron pin, corner of Lot No. 27; thence with Lot No. 27, N. 63° W. 172 feet to Keowee Avenue; thence with Keowee Avenue N. 27° E. 60 feet to the beginning corner. Der 8k. 944, pg. 301.

Also included: All carpet in house, I bedroom set, I space heater, washer & dryer unit, couch and chair, one tin structure located on lot.

In consideration of the said premises, the Buyers agree to pay the Seller there-

for the sum of \$10,300.00 payable as follows: \$300.00 at the signing of this instrument the balance of \$10,000.00 plus seven (7%) interest per annum to be paid as follows: \$108.85 on the 15th day of May, 1975 in a like amount of \$108.85 on the 15th day of each successive month until paid in full. Payment to be applied first to interest, balance to principal.

It is understood and agreed that the Buyers will pay all taxes accruing upon said property from and after the date of this instrument as well as all insurance premiums which shall become due.

It is further understood and agreed that the Buyers herein shall maintain the said property in a reasonable state of repair, although normal wear and tear is expected.

In the event the Buyers fail to make any payment as set forth above on its

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