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The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS:

That Builder Marts of America, Inc. have agreed to sell to
Gus E. Preston and Tonita B. Preston a certain lot or tract
of land in the County of Greenville, State of South Carolina, situate, lying and being on the easterly
side of Indian Circle near the City of Greenville, known and designated as Lot No. 8 on
a plat entitled "Final Plat Seven Oaks", which plat is recorded in the RMC Office for
Greenville County, S. C., in Plats Book 4-R, Page 6

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Forty-Six Thousand & No/100 (\$46,000.00) Dollars in the following manner
Ten Thousand Four Hundred Seventy-Five and 14/100 (\$10,475.14) Dollars to be paid
herewith and the balance of Thirty-Five Thousand Five Hundred Twenty-Four and 86/100
(\$35,524.86) Dollars to be paid in monthly installments of Two Hundred Seventy-Seven
and 86/100 (\$277.86) Dollars per month, to be paid directly to Fidelity Federal Savings
& Loan Assn., commencing on 11/1/75 and thereafter on the first of each and every month
until the full purchase price is paid, with interest on same from date at 8 3/4% per cent, per annum
until paid to be computed and paid ^{monthly} ~~annually~~, and if unpaid to bear interest until paid at same rate as
principal, and in case said sum or any part thereof be collected by an attorney. or through legal proceed-
ings of any kind. then in addition the sum of a reasonable amount ~~800.00~~ for attorney's fees, as is
shown by their note of even date herewith. The purchaser.s agrees to pay all taxes and insurance
contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due Seller shall be discharged in law and equity from all liability to make said deed, and may
treat said Gus E. Preston and Tonita B. Preston as tenant.s holding over after termination,
or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if
already paid the sum of all sums paid ~~dollars per year~~ for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 20th day of
November A. D., 1975

In the presence of:
[Signature]
[Signature]

BUILDER MARTS OF AMERICA, INC.
By: *[Signature]* (Seal)
[Signature] (Seal)

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