

11027-838

The State of South Carolina)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS: that Frank Ulmer Lumber Co., Inc. have agreed to sell to David Randall Ashworth and Lois B. Ashworth a certain lot or tract of land in the County of Greenville, State of South Carolina, situate on the southeastern side of Ferol Drive, being shown as Lot No. 73 on a plat of Palmetto Terrace Subdivision dated July 1, 1958, prepared by J. Mac Richardson, recorded in Plat Book QQ, Page 13, in the RMC Office for Greenville County and having such metes and bounds as shown thereon.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Twenty-Four Thousand Five Hundred (\$24,500) Dollars in the following manner: monthly payments of \$220.14, including principal, interest, taxes and insurance, commencing December 10, 1975, and thereafter for a period of two years, at which time Purchasers shall make a down payment of \$1,225.00 and pay the balance to Seller from the proceeds of a mortgage loan * (see back) until the full purchase price is paid, with interest on same from date at eight per cent, per annum until paid to be computed and paid 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 proceedings of any kind, then in addition the sum of a reasonable amount dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this 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 David Randall Ashworth & Lois B. Ashworth as tenants holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of all sums already paid in \$24500 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 28th day of November A. D., 1975.

In the presence of:

[Signature]

[Signature]

FRANK ULMER LUMBER CO., INC.

By: *[Signature]*
Manager of Financial Services for Customers
David Randall Ashworth (Seal)

[Signature] (Seal)
Lois B. Ashworth

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