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STATE OF SOUTH CAROLINA

DONNIE S. TANKERSLEY BOND FOR TITLE  
R.M.C.

COUNTY OF Greenville

This contract made and entered into by and between  
Jo-Mar Liquors, Inc.  
hereinafter referred to as the Seller(s) and Laura L. Brothers  
hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, containing 1 acre according to plat prepared for Sidney A. Brothers by T. H. Walker, Jr., R.L.S., dated May 8, 1976, and having following metes and bounds: BEGINNING at an old iron pin 394.2 feet from intersection of Harrison Bridge Rd. & county road, and running thence as follows: N. 58-00 W., 224.13 feet to an iron pin; thence N. 41-45 E., 197.2 feet to an iron pin; thence S. 58-00 E., 224.13 feet to an iron pin; thence S. 41-45 W., 197.2 feet to the point of beginning. Said tract is contiguous to 2.08 acre tract this date being conveyed to Laura L. Brothers.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Five Thousand and 00/100 (\$5,000.00) Dollars for said lot(s) as follows: \$2,000 due one year from date; and balance of \$3,000 due two years from date; with interest computed at rate of 6% per annum on unpaid principal.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any <sup>yearly</sup> ~~monthly~~ installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25th day of May, 1976.

In the presence of: (Seller) JO-MAR LIQUORS, INC. (SEAL)  
(Seller) By: *John A. Smith Pres* (SEAL)  
(Seller's Wife) (SEAL)  
(Purchaser) *Laura L. Brothers* (SEAL)  
Laura L. Brothers  
(Purchaser) (SEAL)

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Personally appeared before me Joyce P. Phillips and made oath that she saw the within named JO-MAR LIQUORS, Inc., by its duly authorized officers; and Laura L. Brothers sign, seal and as their act and deed deliver the within written Bond for Title, and that she, with Paul E. Gault, Jr. witnessed the execution thereof.

Sworn to before me this 25th day of May, 1976.  
*Paul E. Gault, Jr.* (SEAL)  
Notary Public for South Carolina

My commission expires: 10/7/85

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