

GREENVILLE CO. S. C.
AUG 3 1 30 PM '76
OFFICE OF THE COUNTY CLERK

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STATE OF SOUTH CAROLINA)
COUNTY OF Greenville) CONTRACT FOR SALE OF REAL ESTATE

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THIS CONTRACT made and entered into this 6th day of August, 1976
by and between Andrew Sobczyk and Aurellia Sobczyk, hereinafter called Seller, and

James G. Adcox and Mary Dixon Adcox, hereinafter called Purchaser. Purchaser and Seller agree:

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1. Seller agrees to sell to Purchaser and Purchaser agrees to buy from Seller on the terms and conditions herein set forth Tract 6 of Andrew Sobczyk property located in Greenville County according to plat by T Craig Keith dated 11 25 75 and being further described by attached plat.

2. The total purchase price shall be \$5,000.00 and shall be paid as follows: \$2,686.00 herewith (receipt acknowledged) and the balance in 60 equal consecutive monthly installments of \$61.55 including principal and interest at 8 1/2 % per annum, and the first monthly installment being due September 1, 1976 and each additional monthly installment being due on the first day of each consecutive month thereafter until paid in full.

3. Payments shall be made to: Andrew Sobczyk, 109 Hillcrest, Clemson, South Carolina, 29631.

4. Purchaser may prepay any or all of remaining balance at any time at no penalty. Purchaser shall be given possession of property upon execution of this contract. Purchaser will be responsible for real estate taxes effective this date.

5. Upon satisfaction of the terms of this agreement by Purchaser, Seller shall deliver to Purchaser a warranty deed, duly recorded with deed stamps affixed, conveying a good fee simple, marketable title to the above described property free and clear of all liens and encumbrances except for existing easements and rights of way which may appear of record or on the premises.

6. Time is of the essence of this agreement. If default of thirty (30) days is made in any installment when due, Seller shall have the right to rescind this agreement and all monies paid hereunder and any improvements to the property shall be retained by Seller as agreed liquidated damages and rent of said property.

7. Purchaser and Seller agree that there are no other conditions to this contract other than those stated herein.

WITNESS the parties' hands and seals this 6th day of August, 1976

IN THE PRESENCE OF:

Howard Cadoret
Jerry L. Lavelle
AS TO SELLER

Norman W. Stevenson
Marquise A. Rivers
AS TO PURCHASER

Andrew Sobczyk SELLER
BY: Aurellia Sobczyk

PURCHASER:
James G. Adcox
Mary Dixon Adcox

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