

JAN 18 3 58 PM '77

DONNIE S. TANKERSLEY
R.H.C.

VOL 1049 PAGE 833

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT made and entered into this 6th day of January, 1977,
by and between Andrew Sobczyk (husband) & Aurellia Sobczyk (wife),
hereinafter called Seller, and Billy Ray Henson (husband) & Susan S. Henson (wife)
hereinafter called Purchaser.

Purchaser and Seller agree:

1. Seller agrees to sell to Purchaser and Purchaser agrees to buy from
Seller on the terms and conditions herein set forth 3.6 acres known as Tract 5b
located in Greenville County as per survey of T. Craig Keith dated 11-25-76
and being further described by attached plat.

2. The total purchase price shall be \$4,320.00 and shall be paid
as follows: \$Four Hundred twenty (\$420.)
herewith (receipt acknowledged) and the balance in 2 equal consecutive
~~monthly~~ ^{annual} installments of \$400.00 including principal and interest at
8.5% per annum, and then 96 equal monthly installments of \$52.13

and the first ~~monthly~~ ^{annual} installment being due December 15, 1977 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, S.C. 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 term 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 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.

354 N. W. 100

200 16

4328 1-2