FILED
GREENVILLE CO. S.C.
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STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT made and entered into this 1 day of June, 1977, by and between Andrew Sobczyk and Aurellia Sobczyk, hereinafter called Seller, and Dennis Montgomery Brown 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 5.85 Acres Tract #7 located in Greenville County by Survey of T. Craig Keith 11/25/75 and being further described by attached plat.

2. The total purchase price shall be $5265.00 and shall be paid as follows: $565.00 herewith (receipt acknowledged) and the balance in 120 equal consecutive monthly installments of $58.28 including principal and interest at 8½% per annum, NA

and the first monthly installment being due July 1, 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 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 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.

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