



WESTERN CAROLINA REAL ESTATE

Route 3, Highway 25 • Travelers Rest, South Carolina 29690 • 834-7260

1072-59

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AGREEMENT OF SALE

FIRST REGION PARK # 1072-59
TO THE CREDIT OF
GARY AND ARGIE CONNER 7046254969
RT #1 LAKE LURE N.E. 28746
JOHN F. AND LINDA J. HUNTER JR. OF
4017 EAST NORTH ST GREENSBORO (N.C. 27430)

Hereinafter called the Purchasers, agree to the following terms and conditions:
 1. That the Sellers will sell to the Purchasers and the Purchasers will buy from the Sellers the following described PARCEL
9A OF APPROX 6.1 ACRES MORE OR LESS LOCATED
ON MARSH CT AT OCCOON BRIDGE - TAYLOR CO
OCCOON BRIDGE ROAD TOL. THOUSAND
 2. The Purchasers will pay to the Sellers the following consideration in the sum of FOUR THOUSAND
FOUR HUNDRED AND NO/100 DOLLARS (\$4,400.00)
 EITHER THE CASH OR IN DEED in the manner and method set forth hereinafter:

1. CASH PRICE <u>10,000.00</u>	2. Cash Down Payment <u>1,500.00</u>	3. Unpaid Balance of Cash Price <u>8,500.00</u>	4. ANNUAL PERCENTAGE RATE <u>9</u>
5. _____	6. _____	7. _____	8. _____
9. _____	10. _____	11. _____	12. _____
13. _____	14. _____	15. _____	16. _____
17. _____	18. _____	19. _____	20. _____
21. _____	22. _____	23. _____	24. _____
25. _____	26. _____	27. _____	28. _____
29. _____	30. _____	31. _____	32. _____
33. _____	34. _____	35. _____	36. _____
37. _____	38. _____	39. _____	40. _____
41. _____	42. _____	43. _____	44. _____
45. _____	46. _____	47. _____	48. _____
49. _____	50. _____	51. _____	52. _____
53. _____	54. _____	55. _____	56. _____
57. _____	58. _____	59. _____	60. _____
61. _____	62. _____	63. _____	64. _____
65. _____	66. _____	67. _____	68. _____
69. _____	70. _____	71. _____	72. _____
73. _____	74. _____	75. _____	76. _____
77. _____	78. _____	79. _____	80. _____
81. _____	82. _____	83. _____	84. _____
85. _____	86. _____	87. _____	88. _____
89. _____	90. _____	91. _____	92. _____
93. _____	94. _____	95. _____	96. _____
97. _____	98. _____	99. _____	100. _____

3. PURCHASERS shall pay upon execution of this Agreement 1,500 and the balance of the cash down payment on or before August 10 MONTH 1976 PERIOD 10 months following the date of execution of this Agreement. 1500 and the balance of the cash down payment on or before August 10 MONTH 1976 PERIOD 10 months following the date of execution of this Agreement. All payments when paid shall be applied first to the payment of accrued interest on the unpaid balance. In the event the balance of the cash down payment is not paid when due, the Sellers may declare this Agreement null and void and all payments made by the Purchasers hereunder shall be returned as set forth.

4. TITLE to the above described real property and to any improvements that may be constructed thereon shall remain in the name of the Sellers until all amounts due hereunder and any amounts hereafter advanced by the Sellers for the account of the Purchasers shall have been paid in full. Any unpaid balance may be paid at any time without penalty. All payments under this agreement shall be paid to the Sellers at the BUYER TO ASSUME PAYMENTS OF MORTGAGE WHICH APPROX 3500 IS PAID BUYER WANTS DEED.

5. SELLERS and PURCHASERS further agree that title of payment shall be in accordance with the Agreement and that this Agreement including all instruments referred to herein constitute the only Agreement between them and that no representations in a written form have been made by either party, their agents or representatives, which are not set forth in this Agreement and that this Agreement is subject to written acceptance by the SELLERS.

6. When PURCHASERS have paid all amounts due hereunder and any amounts hereafter advanced by the Sellers for the account of the Purchasers, Sellers shall convey the real property to Purchasers by deed and sufficient Warranty Deed subject to all easements, covenants, conditions and restrictions of record, real estate taxes and all other taxes and all other laws, regulations, ordinances, rules and regulations, and laws created or suffered by Purchasers.

7. If PURCHASERS fail to make the payments hereunder as provided herein, then the property shall be deemed to be abandoned by Purchasers and such default shall continue for a period of sixty (60) days. Sellers may, in addition to any other rights at law or in equity, without notice to Purchasers, declare this Agreement to be terminated, in which case all payments made by Purchasers hereunder shall be retained as rent, and Purchasers shall immediately surrender possession of the property to Sellers as a condition, as it is on date of this agreement, and in the event Purchasers shall fail to do so, Sellers shall have the right to re-enter upon the property without notice and to evict all persons and their property therefrom, or

8. PURCHASERS will pay to Sellers all costs and expenses, including reasonable attorney's fees, incurred by Sellers in enforcing any provision hereof.

IN WITNESS WHEREOF, the parties hereunto affix their signatures this day of July 2 1976

[Signature] (S) PURCHASER
[Signature] (S) PURCHASER
[Signature] (S) SELLER
[Signature] (S) SELLER
[Signature] (S) AGENT
[Signature] (S) WITNESS AS TO PURCHASER
[Signature] (S) WITNESS AS TO PURCHASER
[Signature] (S) WITNESS AS TO SELLER
[Signature] (S) WITNESS AS TO SELLER
[Signature] (S) WITNESS AS TO AGENT

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