

Rt. 2, Box 3, Travelers Rest, S.C. 29690

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT FOR SALE OF REAL ESTATE

This Agreement made and entered into by and between Bobby J. Jones, hereinafter called Seller, and Garland Ray Banks, hereinafter called Buyer,

WITNESSETH:

The Seller hereby agrees to sell and convey unto the Buyer a certain lot with dwelling thereon, designated as Lot 7 on Williams Road, Property of T. Walter Brasher, recorded in Plat Book 4 X at page 43, Travelers Rest, South Carolina, subject to the following terms and conditions:

1. The agreed sales and purchase price is \$18,923.21, payable \$1.00 upon execution of this Contract, and the balance of \$18,922.21 in monthly installments of \$159.45 principal and interest, plus escrow deposit for taxes and insurance, for a beginning payment of \$190.00 beginning February 1, 1978, said payments to continue on the first day of each succeeding month until the entire balance is paid in full, with interest from date at the rate of nine per cent to be computed monthly, said payments to be applied first to interest and then to principal. It is understood that the deposits to an escrow account for taxes and insurance will be increased as necessary for the payment of same.

2. Upon full payment of the purchase price and interest, as above provided, the Seller agrees to convey the property to the Purchaser by general warranty deed, free of encumbrance or lien.

3. In addition to the monthly payments of \$159.45 on principal and interest, the Buyer agrees to pay the premium on a fire and extended coverage insurance policy in an amount sufficient to protect the Seller's interest under this Contract, said policy to protect the Seller and Buyer both, as their interest shall appear, and to pay the annual county property taxes on the within described property plus any assessments accruing after the date of this Agreement. The said insurance premium together with county property

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