

STATE OF SOUTH CAROLINA

BOND FOR TITLE

COUNTY OF Greenville

This contract made and entered into by and between T. Wayne Crolley and Mary H. Crolley hereinafter referred to as the Seller(s) and Anthony D. Arcari and Genevieve J. Arcari hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, near the City of Greenville, on the southeast side of Howell Circle, being shown as a portion of Lot 5 on plat of Rodgers Valley Heights recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book GG, Page 103, and having, according to a survey made by H. C. Clarkson, Jr. on August 6, 1969, the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Howell Circle at the southeast corner of the lot herein described and running thence along Howell Circle N. 84-04 W. 161.1 feet to an iron pin; thence with the curve of Howell Circle (the chord being N. 71-34 W. 46.2 feet) to an iron pin; thence still with the curve of Howell Circle (the chord being N. 46-14 W. 46.3 feet) to an iron pin; thence still along Howell Circle N. 33-42 W. 128.8 feet to an iron pin; thence with the curve of Howell Circle (the chord being N. 52-02 W. 66.8 feet) to an iron pin; thence leaving Howell Circle and running through Lot 5 N. 57-13 E. 200.7 feet to an iron pin in the rear line of Lot 5; thence S. 37-59 E. 316.5 feet to an iron pin; thence S. 1-24 W. 70.1 feet to an iron pin on Howell Circle, the BEGINNING corner, together with all improvements on said lot.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of \$40,500.00 Forty thousand five hundred Dollars for said lot(s) as follows: \$250.00 down payment as of Sept. 1, 1977; \$66.24 as of Sept. 1, 1977; \$66.67 as of Oct. 1, 1977; \$67.10 as of Nov. 1, 1977; \$57.53 as of Dec. 1, 1977, with balance of \$39,982.46, with interest at the rate of 9 per cent per annum, to be paid in monthly installments of \$308.41, payable on the first day of each month, for 480 months or until total of principal and interest to payment date is paid in full. First payment is due on Jan. 1, 1978.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of 45 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Purchasers may at any time prepay any amount of balance due on this contract without penalty.

Sellers are responsible for 1977 taxes on this property.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon, free and clear of liens and encumbrances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the First day of December, 1977.

In the presence of: E. B. Hollingsworth (Seller), Mary H. Crolley (Seller's Wife), Anthony D. Arcari (Purchaser), Genevieve J. Arcari (Purchaser). Includes seals for T. Wayne Crolley, Mary H. Crolley, Anthony D. Arcari, and Genevieve J. Arcari.

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