

Juanita Groff & Co

15 WELLINGTON AVE. GREENVILLE, S. C. 29609 (803) 232-2793

Vol 1077 Page 511



GREENVILLE REAL ESTATE BOARD UNIFORM PURCHASE AND SALES AGREEMENT

Greenville, S. C. 1-4 1978

This contract between United Merchants and Manufacturers, Inc. hereinafter called the Seller, and M. Donald Currey and D. Hope Currey hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of: Thirty Four Thousand and 00/100 DOLLARS

Table with 2 columns: Description (Sale Price, Down Payment Amount, Balance of) and Amount (\$ 34,000.00, \$ 500.00, \$ 33,500.00). Includes note: Receipt of which is hereby acknowledged.

to be paid in the following manner cash and proceeds from a 75% or less conventional loan at 9% for 25 or 30 years.

The deposit referred to above to be held in escrow by the Juanita Groff, Escrow Account.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, lien or assessments on payment of the purchase price as above provided. Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, taxes, interest and rents (if rented) to be prorated and closing date to be on or before 2-15-78

Possession of the premises to be given on at closing 19

Time is of the essence in this contract. This written contract embodies the entire agreement between the parties and is legally binding upon both the Seller and the Purchaser.

Description of Land: all that certain tract, parcel, or lot of land, with all improvements thereon, being known and designated as 3 Pinehurst Drive, Greenville, S.C. Described in the R.M.G. office in Plat Book Volume 1004, Page 146, Lot 3, Greenville County, State of South Carolina. Lot size: 70 X 145 X 70 X 144.9.

Remarks: Seller to guarantee furnace, hot water heater, plumbing and electrical systems to be in good working order at closing. Seller to furnish termite letter stating house is free of infestation or damage. A/C units to remain. Appliances to be guaranteed by seller to be in good working order at closing. Light fixture in family room to be replaced.

In presence of:

Signatures of Juanita Groff (witnesses) and M. Donald Currey, D. Hope Currey (purchasers) with (L.S.) initials.

We recommend that your attorney examine this title.

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