



G. DON POORE COMPANY - Real Estate

209 East Stone Avenue - Suite 103 • Greenville, South Carolina 29609 • Phone: 271-3194

GREENVILLE CO. S. C.

APR 10 12 19 78  
DEANNE S. THOMPSON  
R.M.S.

va 1078 1004

PURCHASE AND SALES CONTRACT

Greenville, South Carolina April 27 19 78

This contract between Nancy T. Benjamin  
hereinafter called the Seller and Ronald Stephen and Sharlene T. Attwood Attwood

hereinafter called the Purchaser, witnesseth  
That the Seller agrees to sell and Purchaser agrees to buy the property hereinafter described for the sum of \$1,400.00 per acre  
-Fourteen hundred and 00/100 per acre for three(3) acres.

Sale Price \$ 4,200.00  
Binder Payment (check to cash) \$ 300.00 receipt of which is hereby acknowledged.  
Balance due \$ 3,900.00

Down payment of \$850.00 (\$550.00 plus binder of \$300.00) plus  
to be paid in the following manner: \$75.00 survey cost with balance of \$3,350.00 to be financed for five(5) years at 8 7/8%  
interest with monthly payments of \$67.94 interest included due on the first of each  
month beginning 6/1/78. Late charge of \$5.00 if not paid by 7th day of each month.  
The binder payment referred to above to be held in escrow by G. Don Poore Co. Trust Account.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price  
as above provided, subject to existing easements, rights of way, restrictions, and zoning ordinances provided such do not render title unmarketable,  
or the property unusable for the purpose intended. Insurance to be prorated or cancelled at option of Purchaser on closing date.

Transaction to be closed, taxes, interests and rents (if rented) to be prorated on or before April 29 19 78  
Possession of the premises given by April 29 19 78

It is expressly agreed that upon the event of any default or failure on the part of the purchaser to comply with the terms and conditions of this  
contract, that one half of said binder payment is to be paid to G. Don Poore Co. not to exceed the commission due and the remaining portion of  
said escrow shall, at the option of the seller, be paid to the seller as liquidated damages. G. Don Poore Co is hereby acting as broker and will not  
be responsible for any expressed or implied warranties or representations made by any parties pertaining to above described property.

Time is of the essence of this contract. This written contract embodies the entire agreement between the parties. This is a legally binding con-  
tract. If not understood, seek competent advice. All previous contracts between the parties are null & void.

Description of Land Property located on McKelvy Road, Greenville County, S. C., more  
specifically identified in the County Block Book, Page 568.1, Block 1, part of lot 4,  
being a three(3) acre tract as surveyed by T. H. Walker, Jr., RLS # 3182.

Remarks Purchaser to have free anticipation privilege to pay off entire balance at any time  
without penalty. If Purchasers are in default in terms of this agreement Seller may de-  
clare this contract null and void and all monies paid be retained by Seller as liquidated  
damages. Seller to pay all property taxes until deed is delivered with exception that  
Purchaser to pay increases in taxes due to improvements. Deed to be delivered upon  
In the presence of payment of full purchase price.

[Signatures of G. Don Poore Co. and Nancy T. Benjamin]

We recommend that your attorney examine the title on the above described property.



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