

FILED  
GREENVILLE CO. S. C.

NOV 10 1976

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )  
CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT made and entered into this 30 day of November, 1976,  
by and between Andrew Sobczyk and Aurellia Sobczyk  
hereinafter called Seller, and James Collis Oliver (a single man)  
hereinafter called Purchaser.

Purchaser and Seller agree:

1. Seller agrees to sell to Purchaser and Purchaser agrees to buy from  
Seller on the terms and conditions herein set forth Tract 10 & Tract 11  
located in Greenville County of Andrew Sobczyk property  
and being further described by attached plat.

2. The total purchase price shall be \$17,000. and shall be paid  
as follows: \$ Seventeen hundred dollars (\$1,700)  
herewith (receipt acknowledged) and the balance in 48 equal consecutive  
monthly installments of \$132.77 including principal and interest at  
8.5 % per annum, and then 22 monthly payments of \$247.30  
and the first monthly installment being due 1 February 1977 and  
each additional monthly installment being due on the first day of each consecutive  
month thereafter until paid in full.

3. Payments shall be made to: Andrew Sobczyk, 109 Hillcrest,  
Clemson, S.C. 29631.

4. Purchaser may prepay any or all of remaining balance at any time at no  
penalty. Purchaser shall be given possession of property upon execution of  
this contract. Purchaser will be responsible for real estate taxes effective  
this date.

5. Upon satisfaction of the terms of this agreement by Purchaser, Seller  
shall deliver to Purchaser a warranty deed, duly recorded with deed stamps  
affixed, conveying a good fee simple, marketable title to the above described  
property free and clear of all liens and encumbrances except for existing  
easements and rights of way appear of record or on the premises.

6. Time is of the essence of this agreement. If default of thirty (30)  
days is made in any installment when due, Seller shall have the right to  
rescind this agreement and all monies paid hereunder and any improvements to  
the property shall be retained by Seller as agreed liquidated damages and rent  
of said property.

7. Purchaser and Seller agree that there are no other conditions to this  
contract other than those stated herein.

4328 (RV-2)