

GREENVILLE CO. S
3 31 1978

STATE OF SOUTH CAROLINA)
) CONTRACT FOR DEED
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 18th day of August, 1978, by and between Ronald A. Vanderhart of Mt. Pleasant, Iowa, hereinafter called Seller, and Emmett W. Eagle of Greenville County, South Carolina, hereinafter called Buyer.

W I T N E S S E T H:

The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot of land situate in the County of Greenville, State of South Carolina, being described as follows:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Chick Springs Township, being shown and designated on a plat thereof made by Dalton and Neves Engineers, dated November, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4-L at Page 145, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

The purchase price which the Buyer shall pay for the said property is the sum of Twenty-Three Thousand and No/100 (\$23,000.00) Dollars, which sum shall be paid as follows:

\$1,800.00 down at closing and the balance of \$21,200.00 payable in monthly installments of \$166.79 beginning September 1, 1978, and continuing on the first day of each month thereafter, payments to be applied first to interest and balance to principal with the entire balance due and payable ten years from date with interest from date at the rate of 8-3/4% payable monthly.

All payments are to be made payable to Ronald A. Vanderhart, Route 4, Box 181, Mt. Pleasant, Iowa 52641.

No major improvements or alterations shall be made to the property without prior written consent from the Seller.

A \$5.00 late charge shall be paid to the Seller by the Buyer if payments are not received by the 10th day of each month.

A prepayment penalty of \$500.00 shall be charged if loan is paid off before the end of three years from the date of closing of this transaction.

The Buyer shall provide the Seller with a one year paid in full fire insurance policy in the amount of at least \$22,000.00 with the Seller made as loss payee.

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