

The State of South Carolina )  
COUNTY OF GREENVILLE )

VALUED AT \$18,500.00

KNOW ALL MEN BY THESE PRESENTS: We, Stephen P. Clements and Jean A. Clements,  
sellers, have agreed to sell  
to Deborah R. Fowler, Purchaser, a certain lot or tract of  
land in the County of Greenville, State of South Carolina, described as follows:  
Lot #3 as shown on that certain Plat entitled "Property of Rosa G. Moore" as  
recorded in the RMC Office for Greenville County in Plat Book FF at page 411,  
reference to said Plat being craved hereto for the exact metes and bounds

and execute and deliver a good and sufficient warranty deed therefor on condi-  
tion that Purchaser shall pay the sum of Eighteen Thousand Five Hundred  
and No/100(\$18,500.00) Dollars in the following manner Two Thousand (\$2,000.00)  
Dollars at execution of this contract; balance by promissory note to Seller pay-  
able One Hundred Fifty (\$150.00) Dollars per month beginning December 1, 1978,  
until the full purchase price is paid, with interest on same from date at 9 1/2  
per cent, per annum until paid to be computed and paid annually, and if  
unpaid to bear interest until paid at same rate as principal, and in case said  
sum or any part thereof be collected by an attorney, or through legal proceed-  
ings of any kind, then in addition the sum of a reasonable amount ~~dollars~~ for  
attorney's fees, as is shown by Purchaser's note of even date herewith.  
The purchaser agrees to pay all taxes and insurance and furnish evidence of  
insurance to Seller.

PURCHASER shall have the right to prepay the unpaid balance at any time with-  
out penalty. In the event of prepayment, rebate will be calculated on the 78's  
method.

PURCHASER shall not encumber or pledge for a debt, the property described  
without the written permission of the Seller.

PURCHASER further agrees that from and after the date of acceptance of this  
Contract, he will assume all risk of loss, injury or damage by any means what-  
soever to said lot or to persons or property thereon, and hold SELLER and its  
assigns harmless therefrom. Such assumption or risk is a covenant that shall  
survive the same and purchase and shall be binding upon the successors to BUYER  
in title to said lot and shall not be deemed to have been merged in the above  
mentioned deed.

This Agreement shall bind and inure to the benefit of the parties hereto and  
their successors, heirs and assigns.

It is agreed that time is of the essence of this contract, and if the said  
payments are not made when due Seller shall be discharged in law and equity  
from all liability to make said deed, and may treat said Purchaser  
as tenant holding over after termination, or contrary to  
the terms of lease and shall be entitled to claim and recover, or re-  
tain such amount as has been paid under the terms of said note ~~to already paid the sum of~~ dollars per year  
for rent, or by way of liquidated damages, or may enforce payment of said rate.

In witness whereof, we have hereunto set our hands and  
seals this 18th day of October A.D., 1978.

Deborah R. Fowler (Seal)  
In the presence of: Stephen P. Clements (Seal)  
Margaret B. Ketchum  
Olivia B. Noreen (Seal)  
Jean A. Clements (Seal)

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(CONTINUED ON REVERSE)

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