

FILED
GREENVILLE CO. S. C.

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210 Briar Creek Road
Greer, S. C. 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE)

A G R E E M E N T

THIS CONTRACT entered into this 14th day of February, 1979, between COTHRAN & DARBY BUILDERS, INC., hereinafter called "Seller", and ROGER L. GILL and MARTHA C. GILL, hereinafter called "Purchasers"

W I T N E S S E T H :

That the Seller agrees to sell and the Purchasers agree to buy the property hereinafter described for the sum of Seventy Three Thousand Four Hundred Seventy-eight and 25/100 (\$73,478.25) Dollars to be paid as follows:

Forty Seven Thousand Four Hundred Seventy-eight and 25/100 Dollars (\$47,478.25) in cash, which has been paid to the Seller, receipt whereof is hereby acknowledged, and the balance of Twenty Six Thousand and no/100 Dollars (\$26,000.00) to be paid on or before January 19, 1980, with interest thereon from February 1, 1979, at the rate of nine (9%) per cent per annum. The Purchasers reserve the right to prepay any part or all of the balance due before January 19, 1980, without penalty or fee, any partial prepayment shall be applied first to interest and the balance to principal.

The Seller agrees to convey the property by good warranty deed, free of encumbrances (except applicable restriction covenants, setback lines, easements, and zoning regulations, if any), lien or assessments on payment of the purchase price as above provided. Membership stock certificate in the recreation area is included in the purchase price. The Purchasers acknowledge that the membership in the Community Recreation Center has been explained to their satisfaction and agree to abide by the By-Laws of the Association and pay such maintenance charges as may be assessed by the membership.

This transaction shall be closed on January 19, 1980, or on the date the entire balance due on the contract herein is paid in full, whichever event first occurs, at which time the aforementioned warranty deed shall be delivered to the Purchasers. Taxes for the years 1979 and 1980 are to be paid by the Purchasers.

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