

Recd

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FILED
GREENVILLE CO. S.C.

23 3 18 1979

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

REGISTRY
CLERK BOARD FOR TITLE

THIS CONTRACT entered into by and between MARSHALL W. EDWARDS and WAYNE NIX, hereinafter called Sellers, and WAYNE MEDLIN and KATHRYN BRYANT MEDLIN, hereinafter called Purchasers,

W I T N E S S E T H :

The Sellers hereby agree to sell and convey unto the Purchasers the following described property:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, on the southwestern side of White Horse Road, near the Town of Travelers Rest, South Carolina, and described as follows:

BEGINNING at an iron pin in the White Horse Road, and running thence with the said road, S. 42-40 W. 70 feet to an iron pin; thence S. 47-20 E. 150 feet to an iron pin; thence N. 42-40 E. 70 feet to an iron pin; thence N. 47-20 W. 150 feet to an iron pin on the White Horse Road; thence S. 42-40 E. 70 feet, with the White Horse Road to the beginning corner.

This sale is subject to the following terms and conditions:

1. The agreed sale and purchase price is Twelve Thousand and no/100 (\$12,000.00) Dollars, payable Eight Hundred and no/100 (\$800.00) Dollars upon execution of this agreement and the balance of Eleven Thousand Two Hundred and no/100 (\$11,200.00) Dollars to be payable in monthly installments of One Hundred Twenty-Four and 22/100 (\$124.22) Dollars per month, with the first payment due and payable on May 1, 1979, from the date of the execution of this instrument including interest at the rate of Eleven (11) percent per annum to be computed from date and paid monthly and the remaining installments due on a like day of each month thereafter until paid in full.

2. Upon payment of the full purchase price together with interest, the Sellers will convey unto the Purchasers a fee-simple warranty deed to the above-described property free of all encumbrances.

3. Taxes to be pro-rated as of the date of the execution of this agreement and the Purchasers agree to pay all taxes and assessments accruing after the date hereof and the Purchasers agree to insure the dwelling in at least the amount of the outstanding indebtedness on this Contract.

4. Time is of the essence of this agreement and upon the failure of the Purchaser to make any payments within thirty (30) days after the due

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