

The State of South Carolina)
COUNTY OF GREENVILLE)

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KNOW ALL MEN BY THESE PRESENTS: I, W. Roger Brown (Seller)

_____ have agreed to sell
to Linda G. Pollard (Purchaser) a certain lot or tract of
land in the County of Greenville, State of South Carolina, for the purchase
price of \$32,500.00, said property being described as
29 Dempsey Street
Block book reference 102-2-59.1

and execute and deliver a good and sufficient warranty deed ^{on January 2, 1980} therefor on condi-
tion that Purchaser shall pay the sum of \$32,500.00
Dollars in the following manner \$6,500.00 in cash at
closing; balance of \$26,000.00 to be paid over a ten (10) year per-
iod (payments to be current before deed is delivered).

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until the full purchase price is paid, with interest on same from date at 1/2
per cent, per annum until paid to be computed and paid ^{MONTHLY} ~~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 ~~to the sum~~ a reasonable amount ~~shall be paid~~ for
attorney's fees, as is shown by Purchaser's note of ~~January 2, 1980~~ ^{January 2, 1980}

The purchaser agrees to pay all taxes and insurance and furnish evidence of
insurance to Seller after January 2, 1980. Seller to pay 1979 taxes.

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 / ^{until deed is delivered.} 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 a lease and shall be entitled to claim and recover, or re-
tain if already paid ~~the amount paid~~ ~~the amount paid~~ ~~the amount paid~~
~~the amount paid~~, 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 22nd day of September A.D., 1979.

In the presence of:
Robert L. Brown _____ (Seal)
Landra S. Duncan _____ (Seal)
W. Roger Brown _____ (Seal)
Vera Brown _____ (Seal)
VERA BROWN

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