

YOUNTS, GROSS, GAULT & SMITH

FIVE STAR REALTY  
P. O. BOX 655

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REC'D FILED  
OCT 10 1979  
S.C. SIMPSONVILLE, S. C. 29681  
BUS. (803) 963-3741 · Res. (803) 963-7633

STATE OF SOUTH CAROLINA

COUNTY OF Greenville )

CONTRACT FOR DEED

THIS AGREEMENT made and entered into this 5th day of October  
19 79, by and between alter F. Alden & Hugh Michael Drake of Greenville County, South  
Carolina, hereinafter called Seller, and Floyd J. Norton, Sr.  
hereinafter called Buyer.

WITNESSETH:

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 or parcel of land situate in the County of  
Greenville, State of South Carolina, being described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the  
state of South Carolina, County of Greenville, containing 7.65 acres as shown on a  
plat prepared by T. H. Walker, A.L.S. October 1977, and being bound on the west by  
Thomason, on the north by a paved county road, on the east by Nelson Drive and on the  
south by Thomason View Drive.

The purchase price which the Buyer shall pay for the said property  
is the sum of \$ 15,300, which sum shall be paid as follows:

\$765 downpayment with the balance financed for (5) twenty years at (9) nine  
percent interest. First payment to be November 5, 1979. Monthly payments are  
\$12.72.

All payments are to be made payable to alter F. Alden & Hugh Michael Drake  
Rt. 11 Waverly Drive, Greenville, S.C.

The Buyer further agrees to pay prorated taxes on the real estate in  
question for the current year by the first day of December of the current year.  
Thereafter, the Buyer agrees to pay all real estate taxes thereon by December  
15th of each year.

Upon full payment of said purchase price of said property and interest  
thereon as the same becomes due and payable, the Seller covenants to convey  
the said property or cause the same to be conveyed to the Buyer or his Assigns,  
by deed with general warranty, free and clear of all liens and encumbrances,  
save and except taxes not now due and payable and subject to the reservations  
and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in  
the manner and at the time above set forth, time being declared of the essence  
of this contract, and in the event of fifteen (15) days default by the Buyer in  
making any of the payments herein provided for, then, at the option of the  
Seller all rights and interest of the Buyer under this Agreement may thereupon  
be declared terminated by the Seller, and in such event all money paid by the  
Buyer under the provisions of this Agreement may be retained by the Seller as  
rental or liquidated damages of said property, and said Contract shall there-  
after be cancelled, or the Seller may take and enjoy any other remedy which  
may be proper in the premises.

The annual percentage rate of this Contract is 9%.

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