

FILED  
GREENVILLE CO. S. C.

LAND CONTRACT

1115 258

Nov 8 4 31 PM '79.

DONNIE S. TANKERSLEY

This contract entered into on this the 7th day of November, 1979,  
by and between Martin P. & Wilma P. Baker hereinafter referred to as First Party,  
and Joe C. Cole hereinafter referred to as Second Party;

WITNESSETH: First Party hereby sells to Second Party, and Second Party hereby  
buys from First Party, subject to the conditions hereinafter set out, the following  
described premises: Lot Geer Hwy (U.S. 276) Cleveland Tp. recorded in Book 1024  
page 864... Second Party shall not permit a mechanics Lien or any other  
lien attached to land. All improvements and repairs to the property shall  
be at the expense of the second party. No garbage or waste deposited on  
property. County taxes and insurance paid by second party.

In consideration of \$ 150.00 paid by Second Party as earnest money,  
and as a part of the purchase price, receipt of which is hereby acknowledged, this  
contract is made binding on both parties. When First Party shall offer to deliver  
to Second Party a warranty deed free and clear of all encumbrance except as stated  
herein, being None, Second party shall have paid all installments (prin + Int)  
All county taxes, insurance to date and all court and attorney fees incurred  
by seller in enforcing his rights.

the Second Party shall, within        days thereafter pay for the property  
\$4000.00 in equal installments as follows \$100.00 on the 3rd Friday of  
each month. 13.5 interest rate. Monthly payment includes interest and  
principal. Second party shall not assign this agreement or any interest  
therin.

Deed shall be made to Joe C. Cole

IT IS FURTHER MUTUALLY AGREED, If Second Party fails to carry out the provisions  
and terms of this agreement, he shall forfeit the ~~above amount advanced as earnest~~  
money as liquidated damages for breach of contract. In case of failure of second  
party to make payments or any other provision, and to become delinquent for  
30 days, the first party shall have the right to take possession of the  
property.

Subscribed and sworn to before me  
this 7 day of Nov, 1979  
My commission expires       

Notary Public, South Carolina State at Large  
My Commission Expires Apr. 18, 1982

Notary Public

Larry R. Atkins  
Ronnie Bible  
Linda Matthews

RECORD AT REGISTER OF DEEDS

FIRST PARTY

X Martin P. Baker  
Wilma P. Baker

SECOND PARTY

X Joe C. Cole

Before me personally appeared Ronnie Bible and made oath that he along with  
Linda Matthews did witness the above named  
parties sign, seal and as their act  
deliver the within land contract.

Ronnie Bible

Sworn before me this 7th day of Nov.  
1979.

Robert L. Cooper

RECORDED NOV 8 1979

at 4:31 P.M.

9-6-88

18320

4328 RV-2

GCTO  
NOV 8 1979  
177

4.0001