

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONTRACT FOR DEED

110-127-

S.C.

THIS AGREEMENT made and entered into this 31 day of December 19 80, by and between Alfred C. Jenkins and Dianne B. Jenkins of Greenville County, South Carolina, hereinafter called Seller, and Gary C. Keyworth 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Gethsemane Drive in Greenville County, S.C., being known and designated as Lot No. 52 on plat known as MUSTANG VILLAGE made by Dalton & Neves dated June 1967, recorded in R.M.C. Office for Greenville County, S. C. in Plat Book TTT, Page 1, reference to said plat being hereby craved for metes and bounds thereof.

The purchase price which the Buyer shall pay for the said property is the sum of \$17,000.00, which sum shall be paid as follows: Four Thousand, Three Hundred Sixty and No/100 (\$4,360.00) Dollars down and balance of Twelve Thousand, Six Hundred Forty and No/100 (\$12,640.00) Dollars to be paid in monthly installments of One Hundred Sixty-Six and 02/100 (\$166.02) Dollars per month beginning January 1, 1981, and continuing thereafter on the 1st day of each and every month, payments applied first to interest and balance to principal, with balance due and payable five (5) years from date. All payments are to be made payable to sellers at 113 E. Pineroft Drive, Taylors, S. C. 29687

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 sixty (60) 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 thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

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The annual percentage rate of this Contract is 12 %.

The Buyer may rescind or cancel this Contract without any penalty or obligation and receive a full refund by notifying the Seller in writing at 113 E. Pineroft Dr., Taylors, Greenville, S.C., within three (3) business days from the date of Contract.

This Contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the Agreement herein contained, and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire Agreement between the Seller and the Buyer relative to the property described herein and the Buyer acknowledges receipt of a copy of this Contract.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

*Dianne B. Jenkins*  
Dianne B. Jenkins  
Wife of Seller

*Alfred C. Jenkins* (LS)  
Seller  
*Dianne B. Jenkins* (LS)  
Seller  
*Gary C. Keyworth* (LS)  
Buyer

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