

GRAND DIVISION OF RECORDS
COLUMBIA, S.C.
10 02 AM '81
SHERSLEY LAND CONTRACT

1141 part 241

This contract entered into on this, the 16th day of January, 1981 by and between Larry Baker hereinafter referred to as First Party and Mary E. Chapman 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: Rt. 3 Black Road, Greenville County, Simpsonville, South Carolina, said property being 1.0 acres more or less.

In consideration of \$ 35.00 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

the Second Party shall, within 7 years thereafter pay for the property \$ 3,000.00 in equal installments as follows:
\$35.00 each month, commencing January 31, 1981 and being due and payable in equal monthly installments of \$35.00 the 30th or 31st of each month thereafter.
Deed shall be made to Mary E. Chapman

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.

Subscribed and sworn to before me this 16 day of Jan, 1981.
My commission expires Aug 29 1983.
Notary public Robert D. Wells
Witness Lisa L. Knight
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FIRST PARTY
Larry D. Baker
SECOND PARTY
Mary E. Chapman

Personally appeared the undersigned witness and made oath that he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that he with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 16th day of Jan, 1981.
NOTARY Robert D. Wells
(SEAL)

Lisa L. Knight

RECORDED JAN 20 1981 at 10:02 A.M.

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