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S. C. S. C.

BOOK 1142 PAGE 475

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WITNESSEY
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CONTRACT OF SALE

THIS AGREEMENT made and entered into this 12th day of January, 1981, by and between Harold J. Brown and June T. Brown, hereinafter called "Seller", and James H. Ransier and Carolyn F. Ransier, hereinafter called "Purchaser".

WITNESSETH:

I

That for and in consideration of the sales price hereinafter specified and the mutual promises and covenants herein contained, the Seller does hereby agree to sell and convey to the Purchaser, and the Purchaser agrees to purchase from the Seller, according to the terms and conditions hereof, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land situate and lying in Greenville County, State of South Carolina, on the northern side of Cedar Lane Road and being more particularly described on the unrecorded plat of property of Victoria and Robert Duncan prepared by J. L. Hill, L.S., on October 6, 1961; and according to said plat having the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the northern side of Cedar Lane Road 49.4 feet from the intersection of Elli Street and running thence with the northern boundary of said road S79-39E, 61.5 feet to an iron pin; thence running N9-33E, 195.3 feet to an iron pin; thence running N79-50W, 61.5 feet to an iron pin on the common boundary of the property in question and a lot designated as Ballew lot; thence running N79-39W, 71.4 feet to an iron pin on the easterly side of Elli Street; thence running with the eastern boundary of said Elli Street S3-10W, 59.6 feet to an iron pin; thence continuing with the eastern boundary of said Elli Street S3-10W, 43.7 feet to an iron pin; thence S79-39E, 59.6 feet to an iron pin; thence running S9-33W, 92.7 feet to an iron pin on the northern boundary of Cedar Lane Road, the point of BEGINNING.

This being the identical property conveyed unto Harold J. Brown and June Turner Brown by deed of Charlotte P. Gillchrest and Winfield J. Gillchrest dated January 27, 1978, and recorded January 27, 1978, in Deed Book 1072 at Page 722, records of Greenville County, South Carolina.

II

The sales price for the above-described property shall be the sum of Eighty-six Thousand Five Hundred and 00/100 (\$86,500.00) Dollars which sum the Purchaser agrees to pay to the Seller in equal

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