Grantee's Address:
801 Ikes Rd.
Taylors, S.C.
29687

HOME SELLERS CENTER
GREENVILLE, INC.
810 WADE HAMPTON BLVD., GREENVILLE, S. C. 29609

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Real Estate Purchase And Sales Contract

Greenville, South Carolina — January 9, 1981

THIS CONTRACT FOR THE PURCHASE AND SALE OF REAL ESTATE, made between HEIRS OF DOROTHY L. POSEY by John D. Locke, Executor Seller and R. D. BUDDIN AND PATRICIA ANN GADDY Purchaser, WITNESSETH, the Seller contracts to sell, and the Purchaser contracts to purchase the following described Real Estate:

801 Ike's Road, Taylors, S. C.
P16.1-1-27

at a sales price and upon the following terms and conditions, to wit:

1. The total Sales Price is $ 61,500.00 paid in 10 yr. amortized by March 1, 1992
2. The earnest money deposit is $ 1000.00 non-refundable held by JOHN LOCKE, Executor
3. The balance of the sales price, excluding the earnest money deposit above, shall be paid at closing in the following manner:

Rent of $425.00 on first day of each month, beginning March 1, 1981. All money received to apply toward purchase of property. Purchaser to get a conventional loan for the balance of option price.

4. The date of closing shall be on or before March 1, 1982
5. The place of closing shall be at 410 E. Washington St., Greenville, S. C.
6. The date on which possession shall be given to the Purchaser shall be at closing
7. The following items wherever checked are required conditions precedent and shall be completed at and prior to closing at the expense of the party as checked opposite each item to wit:

ITEM REQUIRED	TO BE PAID FOR BY		ITEM REQUIRED	TO BE PAID FOR BY:	
___ Survey	___ Seller	___ Purchaser	___ Loan transfer fee	___ Seller	___ Purchaser
___ Owner's title insurance	___ Seller	___ Purchaser	X Recurring closing cost	___ Seller	X Purchaser
___ Tap to public sewerage	___ Seller	___ Purchaser	X Non-recurring closing cost	___ Seller	X Purchaser
X Termite inspection	X Seller	___ Purchaser	___ other	___ Seller	___ Purchaser
___ Full title examination	___ Seller	___ Purchaser		___ Seller	___ Purchaser
___ Limited title examination	___ Seller	___ Purchaser		___ Seller	___ Purchaser

8. The following items shall be prorated and or provided for as of the date of closing between the Seller and Purchaser wherever checked below, to-wit:

X Property taxes for the current year
___ Prepaid property insurance premiums
___ Interest on mortgage loans
___ Rental by Seller following date of closing until date possession ends at following rate

___ Other Seller to pay for preparation of deed and stamps to be attached thereto.

9. The Seller by the execution of this Contract for the Sale of Real Estate agrees that a Realtors commission has been earned for services rendered and agrees to pay from the proceeds due Seller at the closing a Realtor's commission of $ 2500.00 In the event that both a listing broker and a selling broker have negotiated the sale evidenced by the within contract, said commission shall be divided $ _____ to the listing broker and $ _____ to the selling broker as earned realtor's commission.

Any broker acting hereunder does not guarantee the payment of any check accepted as earnest money hereunder. This Contract is contingent upon the collection of all checks delivered as earnest money or as payment upon closing, otherwise, this Contract shall be deemed null and void and any deeds or other instruments delivered hereunder shall be deemed automatically rescinded.

Paragraphs 10 through 23 appear on the reverse side hereof

Remarks: The purchaser's loan should qualify [illegible] for this mortgage on the property described above.

The outside of the premises will be painted and the roof will be reshingled by Seller prior to March 1, 1981.

IN WITNESS WHEREOF, the Seller and Purchaser have executed this Contract for the Purchase and Sale of Real Estate this date and year first above written.

IN THE PRESENCE OF

S. Gray Wilbel
Kristyn S. Lindley
(as to Seller)

S. Gray Wilbel
Kristyn S. Lindley
(as to Purchaser)

John D. Locke, Executor of the Estate of Dorothy L. Posey
Seller

R. D. Buddin

Patricia Ann Gaddy
Purchaser

IMPORTANT PROVISIONS OF THIS AGREEMENT ARE CONTAINED ON THE REVERSE SIDE HEREOF

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