

The State of South Carolina } S.C.
COUNTY OF GREENVILLE } PD '81
SLEY

Sellers' address:
Rt. # 3, Box 131 H
Travelers Rest, S. C. 29690
Purchasers' address:
Rt. # 3, Box 131
Travelers Rest, S. C. 29690

KNOW ALL MEN BY THESE PRESENTS: we, Philip G. Soderquist and June C.

Soderquist have agreed to sell to

Wayne F. Mull and Carolyn A. Mull, their heirs and assigns, a certain lot or tract

of land in the County of Greenville, State of South Carolina, All those pieces, parcels or tracts of land, with the improvements thereon, situate in Saluda Township, being shown on a plat entitled "Revision of Lots 7, 8, 8A and 9 of Goodwin Bridge Estates, recorded in the R. M. C. Office for Greenville County in Plat Book 7-A, Page 13 (the original plat of Goodwin Bridge Estates being recorded in Plat Book 5-J, Page 19), said tracts being further situate on Marcia Court, containing 1.07 Ac. and 0.97 Ac. respectively, and being described in the aggregate as follows: Beginning at an iron pin in the center of Marcia Court at the corner of other property of Sellers and running thence along the center of Marcia Court and following the curvature thereof, the chords being S.47-16W. 30.37 ft., S. 31-25 W. 95.70 ft., S. 1-21 E. 177.57 ft. to a right-of-way; thence S. 68-29 E. 320.13 ft. to an iron pin; thence N. 21-53 E. 200.66 ft. to Sellers' corner; thence N. 55-17 W. 370.65 ft. to the beginning corner; TOGETHER with right, privilege and easement, in perpetuity and running with the land, to the use for purposes of access, ingress and egress that certain 25 ft. right-of-way shown on the recorded plat as running along the southern boundary of the tracts hereinabove described; and subject, however, to an easement for a water line running across the aforesaid tracts, with the right of Sellers to access for the purpose of maintenance and repair, and the right of Purchasers to tap said line and use said water.

and execute and deliver a good and sufficient warranty deed therefor on condition that we shall

pay the sum of Eighteen Thousand (\$18,000.00) and no/100ths Dollars in the following manner Eleven Hundred Dollars upon the execution hereof and the balance of Sixteen Thousand Nine Hundred Dollars to be paid in monthly installments for fifteen years, beginning September 1, 1981, and balance due on August 1, 1996,

until the full purchase price is paid, with interest on same from date of Sept. 1, 1981 ten per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of reasonable dollars for attorney's fees, as is shown by note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. It is agreed that the structure on the premises which was formerly a National Mobile Home is now a part of the real estate herein described.

It is agreed that time is of the essence of this contract, and if the said payments are not made when and become more than thirty days in default, then the Sellers herein shall be discharged in law and equity from all liability to make said deed, and may

treat said Wayne F. and Carolyn A. Mull as tenants holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of the total payments made pursuant hereto \$8000 per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 25th day of March A. D., 1981

In the presence of:
Wayne F. Mull (Seal)
Philip G. Soderquist (Seal)
June C. Soderquist (Seal)

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