

REAL ESTATE PURCHASE AND SALES CONTRACT

1140-715

STATE OF SOUTH CAROLINA

AGREEMENT made this 15th day of April 1981

between Robert Bennett and Ruth A. Bennett S.C.

and Harold Dean Perry and Jo Anna Perry PURCHASER

Purchaser agrees to buy, and seller agrees to sell, all that lot or parcel of land, with the buildings and improvements thereon, if any, situated in Greenville County, State of South Carolina, and being described as follows:

that tract of land containing 33.1 acres as described in that deed from Malcolm D. Gibson to the sellers recorded in the RMC Office for Greenville County, S.C. in Deed Book 782 at Page 82.

Subject to all covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations.

The purchase price is Fifty Thousand and No/100 (\$ 50,000.00) to be paid as follows: \$ 5,000.00 herewith which shall be held in trust by

Greenville, South Carolina, and \$ 15,000.00 upon delivery of a deed as hereinafter provided, and the balance as follows \$30,000.00 to be financed by the sellers for ten

years with interest at 10% per annum, the payments are to be paid in semi annual principal and interest installments of \$1,650.00 each, the first payment to begin January 1, 1982 and to be paid on January 1 & July 1 of each year thereafter until paid in full, with the right for purchasers to pay all or any part of the principal at any time without penalty. Seller agrees to convey by marketable title and deliver a proper statutory warranty deed with dower duly renounced and free of

encumbrances except as herein stated, with all stamps affixed thereto. The deed shall be delivered at the office of

and transaction closed on or before June 10 1981

Possession of said premises will be given purchaser on or before June 10 1981. In case the property herein referred to is destroyed wholly or partially by fire or other casualty, purchaser shall have the option for ten days thereafter of proceeding hereunder, with an agreed adjustment in the purchase price, or of terminating this agreement and being repaid all amounts paid hereunder.

This sales includes all power poles, well and pump fittings and connections for a trailer, a concrete garage and all trees located on said premises.

It is expressly agreed that upon the event of any default or failure on the part of the purchaser, to comply with the terms and conditions of this contract, that said escrow shall, at the option of the seller, be paid to the seller as liquidated damages. Upon default by the seller, if the purchaser elects to rescind this agreement, he shall be repaid all sums paid hereunder and in addition shall be reimbursed by the seller for his reasonable expenses of title examination.

This sale includes all personal property attached to the premises, fixtures and equipments therein XXXXX see above

The stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties.

WITNESS the parties hereby by their hands and seals the day and year first above written

In The Presence Of:
Witnesses for Purchaser: [Signatures]
Witnesses for Seller: [Signatures]

Vertical stamp: GCU 4.0001

Vertical stamp: 4328 RV.2

Vertical stamp: 0715