



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REC-1151 PAGE 264

CONTRACT OF SALE

RECEIVED from Randy Bruce Pittman (Purchaser)
this 11 day of June, 19 81, the sum of One
----- (\$ 1.00) Dollars on account
of purchase of the following described property:

104 Royal Oak Court, Lot #704, Westwood Subdivision, Simpsonville, S.C.
recorded in Plat Book 5P at Page 35, reference is hereby craved to said
plat for a metes and bounds description.



PURCHASE PRICE: Forty-One Thousand and no/100ths
----- (\$ 41,000.00) Dollars.

TERMS AND CONDITIONS OF SALE:

Purchaser agrees to pay \$500.00 downpayment on the date that he moves in to and takes possession of the property; an additional \$500.00 downpayment shall be due and payable within 30 days after moving in; purchaser further agrees to pay \$350.00 per month in advance beginning the date he moves in for a period of twelve (12) months. All of the above payments shall be applied to and deducted from the purchase price at the closing of this transaction. The purchaser shall have the option at any time during the twelve (12) month period to purchase the property by paying the sellers the full purchase price less the (OVER) Seller agrees to deliver a good and marketable title to the property above described and title is to be conveyed by a good and sufficient warranty deed with dower renounced free and clear of all encumbrances except as herein set forth. Seller shall pay for state and county documentary stamps and preparation of deed. Purchaser agrees to notify seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable, the seller is to make title good and marketable or insurable and shall have a reasonable time from notification to do so.

And upon tender of such deed the purchaser agrees to fully comply with the terms of this Contract of Sale. All taxes, assessments, rents, etc. shall be prorated to date of completion of sale.

Upon failure of the purchaser to comply with the terms hereof within the stipulated time, the Seller to have the right to retain the amount this day paid and to enforce the performance of this Contract according to Law. This Contract shall be binding upon the parties hereto, their heirs and assigns.

The Parties hereto further agree that this written Contract expresses the entire agreement between the parties, and shall be enforceable by either by specific performance and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

WITNESS the parties hereto by their hands and seals in duplicate the date and year first above written.

IN THE PRESENCE OF:

Julie Jones
Christine Lane
Barbara F. Phillips
Barbara H. Harris

Terry Stull (SEAL)
Terry Stull Seller
Lou Ann Stull (SEAL)
Lou Ann Stull Seller, C.O.
Randy B. Pittman (SEAL)
Randy Bruce Pittman
Purchaser (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named seller(s) ~~sign~~ sign seal and their act and deed, deliver the within written Contract of Sale, and that (s)he with the other witness above, witnessed the execution thereof.

SWORN to before me this 15
day of June, 19 81.

Ida Mae J. Wilcox (SEAL)
Notary Public for South Carolina
My commission expires: 10-23-89

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 15 1981
\$ 18.40

SC710

JUL 15 1981
1487

4
6
2
0

4328 RV-2