

Mailing Address: 110 Sweetwater Court, Greer, S.C. 29651 Box 1151-700

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE BOND FOR TITLE

RECORDED
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THIS AGREEMENT entered into at Greenville, South Carolina, this the 14th day of July, 1981, by and between Cothran and Darby Builders, Inc., a South Carolina Corporation, hereinafter referred to as "Seller", and Ashby W. Davis and Lynne W. Davis, hereinafter referred to as "Buyer",

WITNESSETH:

1. That for and in consideration of the sum of One Hundred Twenty-Two Thousand, Five Hundred and No/100 (\$122,500.00) Dollars, to be paid as hereinafter provided, the Seller agrees to sell and the Buyer agrees to purchase the following described property with improvements thereon.

Lot 444, lying and being on the Northeasterly side of Sweetwater Court, near the City of Greenville, County of Greenville, State of South Carolina, on a plat entitled "Map Three, Section Two, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the Northeasterly side of Sweetwater Court, said pin being the joint front corner of Lots Nos. 444 and 445, and running thence with the common line of said lots N.60-31E. 190.14 feet to an iron pin at the rear corner of Lots Nos. 444 and 445; thence with the line of property now or formerly of Hudson and Guest S. 72-02 W. 30.84 feet to an iron pin at the joint rear corner of Lots Nos. 432 and 444; thence with the common line of Lots Nos. 432 and 444 S. 23-09-50 W. 193.56 feet to an iron pin at the joint corner of Lots Nos. 443 and 444; thence with the common line of Lots Nos. 443 and 444 N. 74-06-W. 130.20 feet to an iron pin on the Northeasterly side of Sweetwater Court; thence with the Northeasterly side of Sweetwater Court, on a curve the chord of which is N. 6-22-58 E. 58.59 feet to an iron pin, point of beginning.

2. The sales price as stated above is to be paid by Buyer to Seller in the following manner: The sum of Fifty-Nine Thousand Five Hundred and No/100 (\$59,500.00) Dollars is to be paid with the signing of this document, receipt of which funds is hereby acknowledged by Seller; and the balance of \$63,000.00 shall be paid on or before January 14, 1982 plus interest from date at the rate of 15% per annum, computed and paid monthly in the amount of \$787.50 beginning August 14, 1981, and continuing each month thereafter, the last payment due on January 14, 1982. Buyer may pay off the principal of \$63,000.00 at any time prior to January 14, 1982, without penalty; any interest due to be prorated to the day of closing. Buyer agrees to apply for a first mortgage loan in the sum of \$63,000.00 or such other lesser amount as Buyer may require in order to complete and close this transaction.

3. At closing Buyer shall pay Seller the balance due on the purchase price. Upon receipt of the purchase price in full, Seller shall execute and deliver to Buyer a good and marketable title to the above described property, in fee simple, by general warranty deed, free and clear of all liens and

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
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