

James C. and Luona B. Goodwin to
Trustees of Simpsonville First Free Will Baptist Church
Contract for Deed
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6. No Inoperative motor vehicle or tractor of any type shall be parked or left standing on any tract for longer than thirty (30) days; however, it shall be permitted if any such vehicle is enclosed in a building.
7. If for any reason the Church decides to sell this property, the Sellers (James C. and Luona B. Goodwin) will have first offer of refusal to purchase at the same price sold to the Church.
8. The Church agrees to insure the existing house on this property at the maximum insurable amount, naming the sellers herein as loss payees.
9. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

All payments are to be made payable to James C. and Luona B. Goodwin, Post Office Box 512, Simpsonville, South Carolina, 29681 unless otherwise directed by Sellers.

The Buyers further agree to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the Buyers agree to pay all real estate taxes thereon by December 15th of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Sellers covenant to convey the said property or cause the same to be conveyed to the Buyers or their Assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyers agree to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of fifteen (15) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Sellers, all rights and interests of the Buyers under this Agreement may thereupon be declared terminated by the Sellers, and in such event all money paid by the Buyers under the provisions of this Agreement may be retained by the Sellers as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Sellers may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this contract is 16%.

This Contract is executed by the Buyers with the understanding and agreement that the property herein described has been inspected by the Buyers, or their duly authorized agent, and has been purchased by the Buyers solely as the result of such inspection, and the Agreement herein contained and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire Agreement between the Sellers and the Buyers relative to the property described herein, and the Buyers acknowledge receipt of a copy of this Contract for Deed.

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