

RECEIVED
AUG 11 4 14 PM '81
DONNIE R. HARPER
R.M.C.

OFFER TO SELL PROPERTY WITH ACCEPTANCE

John T. Douglas
33 Sylvan Dr #1153
Greenville, SC 29605
PAGE 406

Property Address: 25 Prancer Ave.

Features: Bedrooms (2); Baths (1); Construction, CB (); Frame (X); Age (201); Central Air (No);
Window Units (No); Central Heat, Elec (), Oil (), Gas (X); Central Water (City); Well (No);
Central Sewer (City); Septic Tank (No); Carport (X); Garage (No); Drop-in Range/Oven (No); Dish-
washer (No); Sink Disposal (No); Wall Oven (No); Cooktop (No); Storm Windows (No); Patio (No);
Window Screens (Yes); Wall to Wall Carpet (No); Vinyl ~~tile~~ Hardwood Floors (Yes); Fireplace (No);
Gutters (No); Outside Storage Building (); Other _____

Existing Mortgages: Mortgagee Collateral Investment Co. pti 105
Interest rate (8 1/2); Principal balance ~~9366.29~~ 7395.10; Last payment March, 1981
AMI/MGIC _____; Haz Insurance with _____
Pool _____; Dug/Sept 173/054390

Personal Property Included: Range/Oven (); Refrigerator (); Dishwasher (); Washer ();
Dryer (); Compactor (); Curtain/Drapery Rods (); Curtains/Drapes (); TV Antenna ();
Water Softener ().

Tax id 222.3-8-9 Need 175 A/Hy 5 parks

AGREEMENT made this _____ day of August, 19 81 between

John T. Douglas, Jr. or Assigns, Purchaser, and

Donnie R. Harper, Seller.

Purchaser agrees to buy, and Seller agrees to sell, all that lot or parcel of land, with the buildings and improve-
ments thereon, if any, situated in Greenville County, State of South Carolina, as described above and
further described as follows:

Lot 309 Pleasant Valley Subdivision on Prancer Ave.
Further described in the RMC Office for Greenville County in Plat Book
Pages 92 and 93.

Subject to all covenants of record (provided they do not make the title unmarketable).

1. The purchase price is \$ 10,566.29 to be paid as follows: \$ 10.00 to be
deposited within 72 hours of acceptance of contract by both parties which shall be held in trust by

John T. Douglas, Jr. or with any other mutually agreed upon third party, hereinafter provided,
and the balance as follows: 1190.00 Cash and assumption subject to the dove mortgage
760.00 if the money must go to catch up the loan

2. Property taxes, mortgage interest, and rents shall be adjusted and pro-rated, or the insurance shall be cancelled,
at purchaser's option. All payments shall be current the date of closing and any mortgage balance in excess of that
stated shall be adjusted from the cash to closing. For mortgage assumptions, seller to make \$35.00
payment. Purchaser to begin payments September 1, 1981. In the event taxes and/or insurance is
escrowed by the mortgagee, said funds are included in the purchase price above and shall be delivered in tact at
closing.

3. Seller warrants that electrical systems, heating and air conditioning systems, above referenced appliances, mechanical
systems, and plumbing system will be in working order on the date of occupancy, if sooner. Seller agrees to give pur-
chaser access to property prior to closing to inspect above systems. Seller warrants that house is free of termites and
termite damage and will provide a termite letter or certificate. Seller will at his expense within 20 days deliver to the
buyer a complete Abstract of Title certified to date showing good and marketable title subject only to the above listed
encumbrances.

4. Seller agrees to convey by marketable title and deliver a proper Warranty Deed, free of encumbrances except as here-
in stated, with all documentary stamps affixed. The deed shall be delivered at the office of John T. Douglas Jr.
and transaction closed on or before September 1, 1982. Possession of premises
will be given on or before September 1, 1981.

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