

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
AUG 21 3 27 AM '81  
DONNIE STANN  
R.M.C.

11:30 929  
Thereby certify this to be a true copy of the original as recorded.  
Signed *Janet C. Harris*

THIS AGREEMENT made and entered into this 9<sup>th</sup> day of January 19 81, by and between Thomas J. Wilson & Doris B. Wilson of Greenville County, South Carolina, hereinafter called Seller, and Eugene B. Beauchamp & Annie R. Beauchamp, hereinafter called Buyer.

WITNESSETH

The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, being described as follows:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the South side of Harrison Bridge Road, containing 7.23 acres as shown on plat entitled, "Property of Robert K. Finley", said plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-5, Page 99."

The purchase price which the Buyer shall pay for the said property is the sum of \$12,550.00, which sum shall be paid as follows:

\$1,775.00 down and balance at the rate of \$127.38 per month, payments to be applied first to interest and balance to principal, with interest from date at the rate of nine (9%) per-cent payable monthly.

All payments are to be made payable to Dr. Thomas J. Wilson and Doris B. Wilson, 202 Canebrake Lane, Simpsonville, S. C. 29681

The Buyer further agrees to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Hereafter, the Buyer agrees 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 Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his 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 Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the breach of this Contract, and in the event of sixty (60) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this Contract is nine (9%).

The Buyer may rescind or cancel this Contract without any penalty or obligation and receive a full refund by notifying the Seller in writing at 202 Canebrake Lane, Simpsonville, ~~South Carolina~~, S.C., within three (3) business days from the date of Contract.

This Contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent and has been purchased by the Buyer 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 the property described herein and the Buyer acknowledge receipt of the same.

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WITNESSES:

*Janet C. Harris*  
*Christine B. Giles*

*Thomas J. Wilson Jr*  
Seller

*Doris B. Wilson*  
Seller

*Eugene B. Beauchamp*  
Buyer  
*Annie R. Beauchamp* (LS)

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