

SOUTH CAROLINA

AUG 25 AM '81

Greenville

COUNTY DONNIE STANBERRY R.M.C.

LAND SALES CONTRACT

THIS LAND SALES CONTRACT entered into this 21 day of August, 1981, by and between Rossvelt & Ruby Brown hereinafter referred to as "SELLER", and Jerry Lee Brown hereinafter referred to as "BUYER":

WITNESSETH:

Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller, subject to the conditions hereinafter set out, that tract of land further described on Exhibit "A" attached hereto.

Purchase Price. The purchase price of said premises shall be \$500.00 (total) Buyer has made an earnest money deposit of \$500.00 receipt of which is hereby acknowledged, which deposit shall be applied to the purchase price. The balance of the purchase price, required to be paid by Buyer to Seller is \$ 00, and shall be paid in 00 equal installments of 00, such installments to be paid 00 on the 00 day of each 00.

Conveyance. Upon payment of the entire purchase price and upon the satisfactory performance in meeting the terms and conditions contained in this agreement, Seller hereby agrees to convey by valid warranty deed to Buyer the property described herein free and clear of all encumbrances.

Liquidated Damages. It is mutually agreed that if Buyer fails to make the payments required herein or otherwise fails to comply with the terms and conditions of this agreement, Seller may retain all amounts paid by Buyer as liquidated damages and shall be relieved of the duty to convey the property described herein.

Other Terms and Conditions.

IN WITNESS WHEREOF, we have set out hands and seals the day and year above stated.

Pamela Martin
Witness

Rossvelt Brown (SEAL)
Seller

Shirley L. Brown
Witness

Ruby Brown (SEAL)
Seller

Judy L. Brown
Witness

Margie Moore
Witness

Jerry Lee Brown (SEAL)
Buyer

Joyce H. Craver
Witness

Buyer (SEAL)

Bernard Craver
Witness

Witness