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S.C.
SEP 4 10 30 AM '81
DONN R. M. C.
TANKERSLEY

LAND CONTRACT

BOOK 1154 PAGE 638

This contract entered into on this 27th day of August, 1981, by and between Lidie B. Jones hereinafter referred to as FIRST PARTY and Tex S. Jones hereinafter referred to as SECOND PARTY:

WITNESSETH: FIRST PARTY hereby sells to SECOND PARTY, and SECOND PARTY hereby buys from FIRST PARTY, subject to the conditions hereinafter set out, the following described premises:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southerly side of Brown's Road and having, according to a plat prepared by C. F. Webb, August 7, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Brown's Road at its intersection with an unnamed road and running thence with Brown's Road, S. 78-16 E., 90 feet to an iron pin; thence S. 14-03 W., 255 feet to a point, thence N. 80-29 E., 375.6 feet to an iron pin; thence S. 3-34 W., 100 feet to an iron pin; thence S. 86-13 W., 458.5 feet to a point on the easterly side of said unnamed road; thence with said road, N. 11-44 E., 340 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

In consideration of \$10.00 paid by SECOND PARTY as earnest money, and as a part of the purchase price, receipt of which is hereby acknowledged this contract is made binding on both parties. When FIRST PARTY shall offer to deliver to SECOND PARTY a warranty deed free and clear of all encumbrance except as stated herein, being NONE the SECOND PARTY shall, within 15 years thereafter pay for the property \$15.00, love and affection, in equal installments as follows: \$1.00 per year, the first installment being due and payable the 1st day of January, 1982 and a like installment due the first of each January thereafter until paid in full.

Deed shall be made to Tex S. Jones, His Heirs and Assigns.

IT IS FURTHER MUTUALLY AGREED, if SECOND PARTY fails to carry out the provisions and terms of this agreement, he shall forfeit the above amount advanced as earnest money as liquidated damages for breach of contract.

REC'D
3 SE 4 81 1340
4:00CI

[Signature]

Witness
[Signature]

Witness

FIRST PARTY
X *Lidie B. Jones*

SECOND PARTY
X *Tex S. Jones*

Subscribed and sworn to before me this 27th day of August, 1981.

[Signature]
By Commission Expires: *May 19 1985*
(SEAL)

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