

STATE OF SOUTH CAROLINA  
COUNTY OF

FILED  
NOV 10 53 AM '82  
DONN... ANDERSLEY )  
R.M.C.

1160 762  
LAND SALES CONTRACT

THIS AGREEMENT entered into between FLOYD L. FOX  
P.S. BUTLER, hereinafter called PURCHASER, and  
P.S. BUTLER, hereinafter called SELLER.

The Purchaser agrees to purchase and the Seller agrees to sell to  
Purchaser all that lot or lots of land known as 2 ACRES MORE OR LESS  
AS DESCRIBED ON ACCOMPANYING PLAT (PLEASE SEE REVERSE SIDE)  
and the Purchaser agrees to pay therefor the following amount  
according to the following schedule.

Total Purchase Price \$ 2685.00  
Cash deposit (receipt acknowledged) 87.00  
and the balance of 2598.00

shall be paid in equal monthly installments of \$ 87.00 beginning on  
the 9 day of JANUARY, 19 82, and an equal amount  
on the same day of each month thereafter until paid in full, together with interest  
on the unpaid balance at the rate of 10% per annum to be computed and paid monthly,  
each payment to be applied first to interest and the balance to reduction of  
principal, with privilege in the Purchaser to anticipate payment of principal on  
any payment date without penalty.

Upon payment in full of the amount above specified and upon the terms  
herein contained, the Seller will convey to Purchaser fee simple title to the des-  
cribed property, free of liens and encumbrances, except for restrictive covenants  
which are recorded in the Office of GREENVILLE County and  
rights-of-way and easements of record and as shown upon the subdivision plat.

If the Purchaser should fail to comply with the terms of this Agree-  
ment or should fail to make payment as herein provided, Seller may declare this  
contract breached and any payments theretofore made by Purchaser on account hereof  
shall be retained by Seller as liquidated damages suffered by Seller because of the  
withdrawal of this property from the market for that period, expenses in connection  
with this sale and rental for the land. This agreement shall be thereupon terminated  
and all parties shall be thereafter discharged from liability hereunder.

Taxes shall be pro rated as of the date of this contract and Purchaser  
agrees to promptly pay all taxes during the term of this Agreement. If the Purchaser  
fails to pay all taxes when due, the Seller reserves the right to pay the taxes and  
add the amount so paid to the balance of the contract and the Purchaser agrees to  
pay the Seller the amount of the taxes within thirty (30) days after notification by  
the Seller that the taxes were paid by the Seller. This contract contains the  
entire Agreement and may not be changed orally. There shall be no express or  
implied warranties other than those contained herein.

It is understood that this contract shall not be binding until  
signed by an officer of the Seller and if it should not be signed by Seller within  
thirty (30) days, then any deposit made by Purchaser shall be returned in full.

WITNESS our hands and seals this 23 day of NOVEMBER

19 81  
In the Presence of Sandra L. Roper (SEAL)  
Nancy Public Purchaser  
Floyd Fox (SEAL)  
Witness: Floyd Fox Purchaser  
P.S. Butler (SEAL)  
Seller

RECORDED  
DOCUMENTARY  
STAMP  
NOV 10 1982  
4328 RV-2

4-2000

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