

STATE OF SOUTH CAROLINA)
) CONTRACT FOR SALE OF REAL ESTATE
 COUNTY OF GREENVILLE)

This Contract for Sale of Real Estate entered into the day and year hereinafter set forth by and between Summit Builders, Inc. of Greenville, hereinafter called "Seller" and James R. Clardy, Jr. and Martha H. Clardy, hereinafter called "Purchasers."

W I T N E S S E T H:

For and in consideration of the sales price and mutual covenants herein contained, the Seller does agree to sell and the Purchasers do hereby agree to buy, all that certain tract of land described as follows:

ALL that piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3 on plat prepared by Robert T. Spearman, Surveyor, dated June 15, 1981, entitled "Subdivision for Summit Builders, Inc. of Greenville" recorded in Plat Book _____ at Page _____ in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Altamont Road at the joint front corner of Lots No. 3 and No. 4, running thence S. 63-58 W. 120 feet to an iron pin; thence S. 55-37 W. 164.07 feet to an iron pin; thence N. 39-55 W. 75 feet to an iron pin; thence N. 24-31 E. 168.63 feet to an iron pin; thence N. 53-56 E. 77.71 feet to an iron pin; thence S. 45-04 E. 27.33 feet to an iron pin; thence S. 55-22 E. 89.53 feet to an iron pin; thence S. 57-52 E. 77.41 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, rights of ways or easements shown of record or on the premises.

ALSO: A permanent easement of access twenty-three (23) feet wide extending across Lot Nos. 4 and 5 to the above-described Lot No. 3 in order to preserve access to and from Altamont Road. Said easement being more particularly shown on the above-referenced plat.

1. Deed. Subject to full payment of the purchase price and all interest herein, Purchasers, or their heirs and assigns, shall have the right to record a general warranty deed to the above described real estate, conveying a good, marketable fee simple title thereto, free of all liens and encumbrances, subject to all rights of ways and easements of public record and actually existing on the ground affecting the above described property and subdivision set back lines, easements and restrictions of public record.

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