

South CAROLINA
GREENVILLE COUNTY

S. C.

1982

LAND SALES CONTRACT

THIS LAND SALES CONTRACT ^{WITNESSETH} entered into this 22nd day of June, 1982, by and between David H. Lumsden, hereinafter referred to as "SELLER", and Richard D. Brock and Vanessa Brock, 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 \$4,100.00. 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 \$3,600.00, and shall be paid in 240 equal installments of \$39.64, such installments to be paid on the 1st day of each month, commencing August, 1982

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.

Possession. As long as Buyer complies with the terms and conditions of this contract, Buyer shall be entitled to possession of the property described herein.

Other Terms and Conditions. 1.02 AC. off Cooley Bridge Road
Tax Map 6054, Block 1, Lot 3

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

David H. Lumsden (SEAL) Seller Richard D Brock (SEAL) Buyer

Vanessa Brock (SEAL) Buyer

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I, Larry Fryer, Notary Public for the aforesaid County and State, do hereby certify that Richard D. Brock, personally appeared before me

this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and Notarial seal, this the 28 day of June, 1982.

My commission expires: 3-31-92

South CAROLINA
 COUNTY

The foregoing certificate of Larry Fryer is certified to be correct. This instrument was recorded in this office in Book _____, Page _____, this _____ day of _____, 19____, at _____ o'clock _____ M.

(CONTINUED ON NEXT PAGE)

Register of Deeds

0403

4328 RV.2