

SOUTH CAROLINA
Excelsior COUNTY

S. C.
1982 VOL 1169 PAGE 914
LAND SALES CONTRACT

THIS LAND SALES CONTRACT entered into this 2nd day of July, 1982, by and between EDNA K. HENDERSON hereinafter referred to as "SELLER", and Eddie & Margorie Henderson, hereinafter referred to as "BUYER":

W I T N E S S E T H:

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 \$ 3,000⁰⁰. Buyer has made an earnest money deposit of \$ 1000⁰⁰ 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 \$ 2000, and shall be paid in 20 equal installments of \$ 100⁰⁰, such installments to be paid on the 20 day of each month.

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. _____

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

Larry C Johnson
Witness

Edna K. Henderson (SEAL)
Seller

Margie C Duhamel
Witness

[Signature] (SEAL)
Seller

Robert C Adams
Witness

Larry C Johnson
[Signature]
Witness

Witness

Eddie R. Henderson (SEAL)
Buyer

Witness

Margorie J. Henderson (SEAL)
Buyer

Witness

Witness

4328 RV-20