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Marietta, S.C. April 13 1978

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OUT OF: 514.6-1-7

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This Contract between William C. and Elsie R. Buchanan
hereinafter called the Seller, and Kenneth and Diane Garrett, Route 2, Marietta, S. C. 29661
hereinafter called the Purchaser, witnesseth
That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of
Ten Thousand Five Hundred (\$10,500.00) Dollars, to be paid as follows: \$500.00 - - - cash herewith to be
held in escrow by William C. and Elsie R. Buchanan

and the balance of \$10,000- to be paid \$125.00 on
May 13, 1978, and \$125.00 or more monthly until paid in full. Payment will first
apply to interest at 9% computed monthly and balance to principle. Should purchaser
fail to make regular payments and get in aray for 90 days, he forfeits all rights
and money paid goes for rent, and contract will be closed by default of payment.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price as above provided.

~~Interest on the purchase price to be paid by the purchaser on a monthly basis. Possession of the premises be given at once.~~

Time is the essence of this contract. This written Contract embodies the entire agreement between the parties.

Description of Land: Lot #7 on Chestnut Ridge Road and the building thereon as
shown on plat of Beattie Heights, March 30, 1959, and recorded in the FMC Office in
Book MM, page 117 with the exception of a 10 foot strip along the line of
Lots 6 and 7 from front to back which will reduce Lot 7 to 90' wide and increase
Lot 6 to 110' wide.

Remarks: Seller will furnish plat, deed, and stamps. Taxes and insurance will be
paid and added to the balance each year, until paid in full, or deeded. When one third
purchased price is paid purchasers may take a Deed and give mortgage at purchars
expense.

In Presence of
B. R. Hardin (L.S.)
William C. Buchanan (L.S.)
Elsie R. Buchanan (L.S.)
Kenneth H. Garrett (L.S.)
Diane Garrett (L.S.)

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