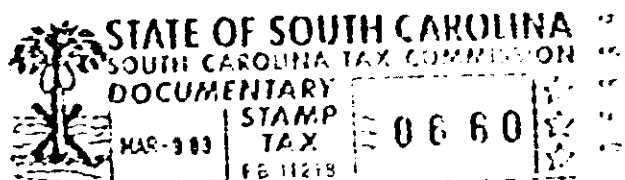


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The State of South Carolina

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS: Jessie L. Grumbles, by her attorney in fact, Anna Gail Lockee, Steve J. Fuller and Carol S. Fuller have agreed to sell to a certain lot or tract

of land in the County of Greenville, State of South Carolina, with all improvements thereon, being shown and designated as Lot No. 45 according to plat recorded in the RMC Office for Greenville County in Plat Book C at Page 190 and being a portion of property conveyed to grantor herein in Deed Book 660 at Page 31. Property is known as 109 West Avenue, Greenville. New plat being recorded in Plat Book 4-0 at Page 7.

- (1) Purchasers accept property in "AS IS" condition.
(2) No prepayment penalty.
(3) A five (5%) percent late charge will be added to any payment received by the seller after the 10th day of the month when due.
(4) For purposes of foreclosure, this Bond for Title will be considered to be in default if any payment becomes more than thirty (30) days late.

14 (235) 117-1-14 (NOTE)

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Seventeen Thousand and no/100 (\$17,000.00) --Dollars in the following manner Five Hundred and no/100 (\$500.00) Dollars paid this date; balance of Sixteen Thousand Five Hundred and no/100 (\$16,500.00) Dollars to be paid in 180 consecutive monthly installments of One Hundred Fifty-seven and 69/100 (\$157.69) Dollars each commencing on April 01, 1983, and due on or before the 1st day of each month thereafter, until the full purchase price is paid, with interest on same from date at eight (8%) per cent, per annum until paid to be computed and paid monthly, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of a reasonable amount for attorney's fees, as is shown by their note of even date herewith. The purchasers agrees to pay all taxes while this contract is in force. Purchasers agree to maintain and keep in force fire insurance on the property in the amount of at least \$17,000.00, naming the seller as loss payee.

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It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said purchasers as tenant s holding over after termination or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of One Thousand Eight Hundred Ninety-two and 28/100 (\$1,892.28) dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand s and seal s this 5th day of March A.D., 19 83

In the presence of: John C. Archer, Taylor H. Baber

Anna Gail Lockee (Seal) Jessie L. Grumbles, by her attorney in fact, Anna Gail Lockee (SELLER) (Seal) Steve J. Fuller (PURCHASER) Carol S. Fuller (PURCHASER)

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