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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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VOL 1184 PAGE 844

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF PURCHASE AND SALE

This agreement made this the 21st day of March, 1983, by and between Kelley, Inc., hereinafter called Seller, and Stephen Cole & Joanne W. Freeman hereinafter called Purchasers.

(14) - 19 - 595.1 - 1 - 45
W I T N E S S E T H

Seller agrees to sell to the Purchasers and Purchasers agree to buy from the Seller for the sum of \$4,900.00, Lot No. 19 Woodmont-Ranchettes Subdivision with Tax Book No. 595.1-1-10.1.

Purchasers agree to pay the sum of \$4,900.00 as follows: \$500.00 in cash upon signing this contract. (the receipt of which is hereby acknowledged) and \$ on the day of and \$93.50 on the 21st day of each and every month thereafter until the entire principal sum and accrued interest is paid in full, with interest on the deferred balance at the rate of 10%; said monthly installments are to be applied first to payment of interest and the balance to payment of principal; all installments not paid when due to bear interest at the rate of 10%.

Real estate taxes for the year 1983 are to be prorated as of the date of this contract. All future taxes are to be paid by the Purchasers.

When the Purchasers have paid the purchase price and all real estate taxes, the Seller agrees to give the Purchasers a deed in fee simple conveying said lot of land to them free and clear of liens and encumbrances.

It is agreed that time is of the essence of this contract. If the Purchasers fail to pay the deferred balance as provided for herein or fail to pay the real estate taxes as the same become due, Seller may at his option declare the entire purchase price due and payable and cancel this contract. In the event of such default, the Seller shall be discharged from any liability to convey said property and may retain any amount paid by the

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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