

GREENVILLE S.C. PURCHASE AGREEMENT
APR 8 10 56 AM '87
DONNIE S. HARRIS
R.H.C.
grantee address
Richard & Judy Martin
133 Hudson St
Piedmont Park Rd, 27051
Taylor, SC 29747
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This purchase agreement entered into this 10th day of December
19 82, by and between Nancy M. Ruxton d/b/a SATELLITE LAND INVESTMENT COMPANY, hereinafter
referred to as Seller and Richard and Judy Martin hereinafter
referred to as Purchaser.

Witnesseth that in consideration of the installment payment specified below and of
the covenants hereinafter stipulated, the Seller agrees to sell the following described
real estate.

All that piece, parcel or lot of land, situated on West Chapman Rd on North
1/2 creek on East; Prop. of Ralph Buckner on South; Eric & Susan Seawall on West as show on
plat of same in the County of Greenville, State of South Carolina and designated as Lot No. 6 acres
of the OAKHILL ESTATES as appears more fully reference to plat of survey by T. Craig
Keith, Engineers and Land Surveyors, June 10, 1982.

To have and to hold the above described real estate to the Purchaser, his heirs,
and assigns for the term of 10 years commencing on the 15 day of December,
19 82 and ending the 30 day of November 19 92.

The monthly installment payment for the term of this is \$ 211.60 payable
without demand or notice on the first 15th day of each month to ==.

The use of the real estate shall be for residential purposes only and for no other
purpose except by written consent of the Seller.

The Purchaser hereby agrees to keep the entire premises in good repair and main-
tenance and any alterations to the premises must have the written consent of the Seller
and any such alterations shall remain a part of the premises at the conclusion of the
term of this agreement. 25-5-589.2-1-2.3

The Purchaser may not assign this agreement or subrogate part of said real estate
without the written consent of the Seller. Out of 589.2-1-2

The said Purchaser hereby agrees and covenants that should any monthly installment
become more than ten (10) days past due, the Purchaser shall be considered in default
and upon ten (10) days written notice to the Purchaser's last known mailing address,
this agreement shall expire and the Seller shall be relieved of all covenants, obligations
and duties hereunder. If the premises become abandoned, this agreement shall expire
and terminate and the Seller shall recover the premises. In the event that any install-
ment as stated in the prior paragraph shall become delinquent for fifteen (15) days,
the Seller may at their option assess a late penalty of Ten (\$10.00) Dollars for each
month that said delinquency exists. Notwithstanding anything stated herein, the Purchaser
agrees that in the case of default or abandonment, the entire balance of the installment
payment shall accelerate and immediately become due and payable and the Purchaser
shall be responsible for all costs, including attorney's fees, incurred by the Seller in
and about enforcing this and any of the provisions of this agreement.

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