

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
FILED GREENVILLE CO. S.C.
APR 11 2 11 PM '83
DONNIE S. TARKENTLEY
R.N.C.
AGREEMENT FOR SALE
AND
BOND FOR TITLE

THIS AGREEMENT is made this 25th day of March, 1983, by and between Boyce Watson and Dorothy Watson, hereinafter referred to as Sellers, and Randy Dearman, hereinafter referred to as Purchaser, for the sale and purchase of the following property:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, in or near the Town of Simpsonville, known and designated as Lot No. 4 of the Howard Subdivision as shown on Plat prepared by Lewis C. Godsey, Surveyor, April 21, 1956.

WITNESSETH:

THAT IN CONSIDERATION of the mutual and reciprocal promises and in furtherance of their objective, the Sellers agree to sell to the Purchaser, and the Purchaser agrees to purchase from the Sellers, the above described property, with all rights and appurtenances incident thereto, subject only to the matters hereinafter set forth. (18) - 899 - 318 - 1 - 13 (note)

SECTION ONE

PURCHASE PRICE AND TERMS OF PAYMENT

The entire purchase price is Twenty Four Thousand and no/100 (\$24,000.00) Dollars.

Such amount shall be paid in One Hundred Eighty (180) equal monthly installments of Two Hundred Fifty Seven and 91/100 (\$257.91) Dollars, each, including interest at the rate of ten percent (10%) per annum, commencing April 1, 1983, and continuing on the first (1st) day of each month thereafter until paid in full.

Any payment not paid by the tenth (10th) day of the month in which it is due shall be deemed delinquent and the Sellers may proceed against the Purchaser as set forth hereinbelow.

SECTION TWO

POSSESSION OF PROPERTY AND RESPONSIBILITIES

Purchaser shall be given full possession of the aforesaid property as of the date of the signing of this Agreement. Purchaser has inspected the property, including the improvements and real property described above, and accepts said property in its present condition, AS IS, WHERE IS AND WITH ALL FAULTS, IF ANY. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 11 1983
09.60

00.50
APR 11 1983
10:00

0218

4328-112