

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE S.C.
AUG 8 4 25 PM '83
DONNIE R. MC
R.M.C. TALLEY

This Contract entered into by and between ELVIE C. WATSON,
hereinafter referred to as "Seller", and J. W. HOLDRIDGE, hereinafter
referred to as "Purchaser",

WITNESSETH:

For and in consideration of the sales price and mutual
covenants herein contained, the Seller does hereby agree to sell unto
the Purchaser and the Purchaser does hereby agree to buy the following
described real estate, to-wit:

ALL that certain piece, parcel or lot of land situate, lying
and being in the City of Greenville, County of Greenville,
State of South Carolina, being known and designated as Lot No.
T-15 on a plat of C. H. Talley Property recorded in the RMC
Office for Greenville County in Plat Book H at Page 116, and
having such metes and bounds as shown thereon, reference to
said plat being made for a more complete description.

This sale is subject to the following terms and conditions:

(1) As the total purchase and sales price for the above
described property, the Purchaser hereby covenants and agrees to pay
unto the Seller the following total sum or sums which the Purchaser
reserves the right to prepay in whole or in part at any time, to-wit:

The Purchaser hereby agree to pay the Seller the sum of
\$36,000.00 as follows: \$8,750.00 in cash at closing,
\$1,000.00 of which has already been paid and is being held in
escrow by Century 21, Skelton Real Estate, Sales Agent of the
Seller, and the balance of the purchase price of \$27,250.00 to
be due and payable in equal monthly installments of \$280.30,
principal and interest, beginning October 1, 1983 and
continuing in a like amount each and every month thereafter
until the entire principal and interest balance is paid in
full. The aforementioned principal balance of \$27,250.00
bears interest at the rate of 12% per annum and the monthly
payment of \$280.30 has been amortized over a thirty (30) year
period. All payments to be applied first to interest and
balance to principal.

(2) After full payment of the purchase price and any interest
accrued thereon, and subject to the Purchaser's compliance of all
terms and conditions stated herein, the Seller shall execute and
deliver to the Purchaser, his heirs or assigns, a good and sufficient
warranty deed to the above described property, conveying a good,
marketable, insurable, fee simple title thereto, free of all liens and
encumbrances, subject only to all applicable rights-of-way and
easements of public record or actually existing on the ground,

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