

TOWN & COUNTRY

VOL 1202 PAGE 66

REALTY COMPANY

FILED GREENVILLE CO. S. C.

302 W Main Street  
Taylor, S. C. 29687  
803/268-2473



Dec 7 11 08 AM '83  
The Real Estate "Want" Finders

DUNN R.H.C.

Taylor, South Carolina Sept. 12 19 83

This contract between David & Annette Crow  
hereinafter called the Seller, and David & Portia Weston 700 Ingram in Knox 29651  
hereinafter called the Purchaser, witnesseth:  
That the Seller agrees to sell, and Purchaser agrees to buy the property hereinafter described for the sum of: Fifteen thousand  
and 00/100ths.....dollars.

Sale Price \$15,000.00  
Binder Payment (check) (cash) \$3,750.00 receipt of which is hereby acknowledged.  
Balance of \$11,250.00

to be paid in the following manner Balance to be paid in cash at time deed is conveyed.

The binder payment referred to above to be held in escrow by Town & Country Realty Company.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price, as above provided, subject to existing easements, rights of way, restrictions, and zoning ordinances provided such do not render title unmarketable, or the property unusable for the purpose intended. Insurance to be prorated or cancelled at option of Purchaser on closing date.

Transaction to be closed, taxes, interests and rents (if rented) to be prorated on or before June 1, 19 84  
Possession of the premises given by See Note No. 2.

It is expressly agreed that upon the event of any default or failure on the part of the purchaser to comply with the terms and conditions of this contract, that one-half of said binder payment is to be paid to Town & Country Realty Company not to exceed the commission due and the remaining portion of said escrow shall, at the option of the seller, be paid to the seller as liquidated damages. Town & Country Realty Company are hereby acting as brokers and will not be responsible for any expressed or implied warranties or representations made by any parties pertaining to above described property.

If a first mortgage is to be placed, this contract is contingent upon its procurement.

Description of Land: All that certain tract, parcel, or lot of land, with all improvements thereon, being known and designated as This lot being a portion of Block book No. 538.5-1-4.1 and faces TAYLORS ROAD Road containing approximately 1.5 acres. This being in Greenville County.

Conditions: Note No. 1. Binder may be disbursed upon signing of this contract by both parties with seller paying commission to Town & Country Realty. Binder to be refunded only in the event seller is unable to convey clear title to lot. If purchaser is unable to complete sale by June 1, 1984, an extension may be granted for one year with buyer paying interest at 12%

per annum on unpaid balance. NOTE No. 2. Possession given as of Jan. 1, 1984 for planting trees, shrubs and garden. No major excavation until deed is conveyed. Gate may be installed on Taylors Road side of property. NOTE No. 3.

This contract of sale to be recorded.  
Rebecca P. Pearson (L.S.)  
David Weston (L.S.)  
Portia Weston (L.S.)  
Dee E. Crow (L.S.)  
Annette J. Crow

We recommend that your attorney examine the title on the above described property.

(CONTINUED ON NEXT PAGE)

AT D 101 000 FOR 1984  
11(276) 538.5-1-4.4  
OUT OF 538.5-1-4.1

4328-RV-21