

VA FORM 26-1830
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FILED
GREENVILLE SO. S. C.

CARTER, SMITH, HARRISON & ROBERTS
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NOT PART OF THIS INSTRUMENT. For use in Arizona, Colorado, Idaho, Illinois, Indiana, Iowa, Kansas, Minnesota, Montana, Nebraska, New Mexico, Oregon, South Carolina, South Dakota, Utah, Washington, Wisconsin, and Wyoming.

APR 26 4 55 PM '84

INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

1. THIS AGREEMENT, made this R.M.C. 16th day of March 19 84, by and between the Administrator of Veterans Affairs, an officer of the United States of America, whose address is Veterans Administration, in the City of Washington, District of Columbia 20420, hereinafter called "Seller," and his/her successors in such office, as such, and JEFFERY M. HOWELL whose mailing address is 210 W. Arlington Avenue, Greer, S.C. 29651

2. WITNESSETH: For and in consideration of the sum of one dollar, each to the other in hand paid, and of the mutual covenants and agreements herein, the Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the property and all appurtenances thereto, situated in Greenville county of Greenville and State of SOUTH CAROLINA hereinafter called "Buyer." herein referred to as "the property," and more fully described as follows, to wit:

All that lot of land in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Lot No. 9, on a plat of property of J.F. & E.G. Ballenger, recorded in Plat Book DD page 33 of the REC Office for Greenville County, S.C., said lot having a frontage of 72 feet on the northwest side of Calvary Street.

-11-285-69-2-32

This is the same property heretofore conveyed to the Seller herein by deed of Frank P. McGowan, Jr., as Master-in-Equity for the County of Greenville, State of South Carolina, recorded in the R.M. C. Office for Greenville County in Deed Book 953 at page 377 on August 28, 1972.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
STAMP
TAX 130764

- This Agreement is made subject to:
- (1) Existing leases and to rights, if any, of persons in possession, if any.
 - (2) The general taxes and special assessments which the Buyer hereinafter covenants to pay.
 - (3) Building line and building and liquor restrictions of record.
 - (4) Zoning and building laws or ordinances.
 - (5) Party wall rights or agreements.
 - (6) Roads and highways.
 - (7) Covenants, conditions, exceptions, reservations, restrictions, or easements of record.
 - (8) Rights of all parties claiming by, through, or under the Buyer.
 - (9) Any state of facts which an accurate survey would show.
 - (10) All unpaid water and sewage-disposal charges for services rendered after the date of delivery of this Agreement.
 - (11) All contracts or agreements, recorded or unrecorded, for furnishing gas, electricity, water, or sewage-disposal service.
 - (12) The constitution, bylaws, rules, regulations, restrictions, charges, or assessments of any civic improvement or other association, corporation, or district which affect the property.

The Buyer shall indemnify and save harmless the Seller from all loss and liability that arise by reason of any and all obligations and liabilities existing or arising out of any of the foregoing matters.

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