

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE S.C.
INSTALLMENT LAND CONTRACT

THIS AGREEMENT is made on April 30, 1984, by Maria C. Carter hereinafter referred to as Seller, whose business address is 21 Howe Street City of Greenville, County of Greenville, State of South Carolina and James A. Allen, hereinafter referred to as Purchaser, whose business address is 28 Howe Street, City of Greenville, County of Greenville, State of South Carolina.

RECITALS

IN CONSIDERATION of the covenants and agreements of the respective parties, as hereinafter set forth, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase and take from Seller, ONE-THIRD(1/3) interest in the real property situated in the City of Greenville, County of Greenville, State of South Carolina and particularly described as follows:

ALL that certain piece, parcel or lot of land, with improvements thereon, or hereinafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as part of Lot 4 on a plat of Property of Mrs. Annie M. Moore recorded in Plat Book "C" at Page 179 in the R. M. C. Office for Greenville County, and having, according to a more recent plat prepared by R. B. Bruce, RLS#1952, dated June 9, 1982, entitled "Property of Maria C. Carter," the following metes and bounds, to wit: 26-500-96-5-13 NOTE

BEGINNING at an iron pin on the southwestern side of Mills Avenue and running thence with the line of part of Lot 4, N. 38-32 W. 187.1 feet to an old iron pin, joint corner of Part of Lot 4 and Part of Lot 5; thence running N. 63-21 E. 54.8 feet to an old iron pin at the corner of part of Lot 5 and part of Lot 3; thence turning and running S. 39-09 E. 175.4 feet to an old iron pin along the line of Lot 2; thence turning and running S. 51-02 W. 55.5 feet to an old iron pin, the point of BEGINNING.

This being the same property conveyed to Seller herein by deed of Herbert B. Drake and Seline D. Ruth dated June 16, 1982 and recorded in Deed Book 1169 at Page 974.

together with all improvements thereon and appurtenances thereto, subject only to the matters hereinafter set forth. The parties further agree:

SECTION ONE
PURCHASE PRICE AND TERMS OF PAYMENT

(1) The entire purchase price for the property is FORTY-THREE THOUSAND NINE HUNDRED AND TWENTY-SEVEN AND 02/100 Dollars (\$43,927.02), based upon the encumbrances hereinafter referred to. The purchase price shall be paid as follows:

(a) The sum of ~~THREE THOUSAND AND FIVE HUNDRED~~ ^{THREE THOUSAND AND NINETY} Dollars (~~\$3,500.00~~ ^{\$3,390.00}) as downpayment, ~~TWO THOUSAND AND SIX HUNDRED~~ ^{TWO THOUSAND AND SIX HUNDRED} AND No/100 Dollars (~~\$2,600.00~~ ^{\$2,260.00}) shall be paid with the execution of this instrument and the balance of ~~NINE HUNDRED AND No/100~~ ^{NINE HUNDRED AND No/100} (~~\$900.00~~ ^{\$900.00}) Dollars shall be paid on or before May 15, 1984. The receipt of ~~TWO THOUSAND AND SIX HUNDRED~~ ^{TWO THOUSAND AND SIX HUNDRED} AND No/100 Dollars (~~\$2,600.00~~ ^{\$2,260.00}) is hereby acknowledged by Seller.

(b) Purchaser agrees to make a total monthly payment of THREE HUNDRED AND SEVENTY-SEVEN Dollars (\$377.00) to Seller, based upon the following:

(1) Purchaser shall contribute ONE-THIRD of the amount necessary to reduce that certain first mortgage dated June 16, 1982, and recorded in R. M. C. Book 1573 at Page 309, Greenville County, State of South Carolina. Purchaser shall pay to the Seller TWO HUNDRED AND FORTY-ONE AND 82/100 Dollars (\$241.82) on or before the last day of each month commencing May 1, 1984

STATE OF SOUTH CAROLINA
DEED RECORD
GREENVILLE COUNTY
TAX STAMP
1760

ONE THOUSAND AND ONE HUNDRED AND THIRTY (\$1,130.00)

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