

# CONTRACT

State of South Carolina  
County of GREENVILLE

This contract entered into on this, the 21 day of August 1984 by and between Belton H. Capps Jr. referred to as First Party, and Larry Ray & Faye Renee Bayne referred to as Second Party.

WITNESSETH: First Party hereby sells to Second Party, and Second Party hereby buys from First Party, subject to the conditions hereinafter set out the following described premises:

One and one half acres located on Rt. 2, Sentell Circle, (running adjacent to Stamey Valley Road) in Travelers Rest, South Carolina 29690 and in Greenville County.

In consideration of 75.00 paid by the Second Party as earnest money, and as a part of the purchase price, receipt of which is hereby acknowledge this contract is made binding on both parties. When First Party shall offer to deliver to Second Party a warranty deed free and clear of all encumbrances except as stated herein, being per se the SECOND Party shall within 2700 days thereafter pay for the property 2,750.00 in equal installments as follows: 75.00 dollars per month for 90 MONTHS on or before the 15 of each month beginning September and each month thereafter until paid in full.

Deed shall be made to: Larry Ray & Faye Renee Bayne

It is further mutually agreed, if second party fails to carry out the provisions and terms of this agreement, he shall forfeit the above amount advanced as earnest money as liquidated damages for breach of contract.

Witness to First Party

Jerry Foy  
Gene Kendrick

First Party Belton H. Capps Jr.

Witness to Second Party

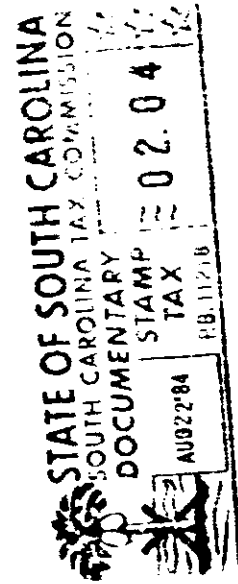
Jerry Foy  
Gene Kendrick

Second Party Larry Ray Bayne  
Faye Renee Bayne

Subscribed and sworn to before me this 21st day of August, 1984

NOTARY PUBLIC Caroline M. Hunter  
My Commission expires 8-31-86

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