

SOUTH CAROLINA

Greenville COUNTY

VOL 1224 PAGE 478

LAND SALES CONTRACT

THIS LAND SALES CONTRACT entered into this 17th day of October, 1994, by and between George Hopkins and Della Mae Hopkins, hereinafter referred to as "SELLER", and SOAN HOPKINS, hereinafter referred to as "BUYER":

WITNESSETH:

Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller, subject to the conditions hereinafter set out, that tract of land further described ~~on Exhibit "A" attached hereto.~~ See Plat Book 10X Page 59

Purchase Price. The purchase price of said premises shall be \$ 10.00. Buyer has made an earnest money deposit of \$ - 0 - receipt of which is hereby acknowledged, which deposit shall be applied to the purchase price. The balance of the purchase price, required to be paid by Buyer to Seller is \$ 10.00, and shall be paid in 1 equal installments of \$ 10.00, such installments to be paid _____ on the _____ day of each _____.

Conveyance. Upon payment of the entire purchase price and upon the satisfactory performance in meeting the terms and conditions contained in this agreement, Seller hereby agrees to convey by valid warranty deed to Buyer the property described herein free and clear of all encumbrances.

Liquidated Damages. It is mutually agreed that if Buyer fails to make the payments required herein or otherwise fails to comply with the terms and conditions of this agreement, Seller may retain all amounts paid by Buyer as liquidated damages and shall be relieved of the duty to convey the property described herein.

Possession. As long as Buyer complies with the terms and conditions of this contract, Buyer shall be entitled to possession of the property described herein.

Other Terms and Conditions. NONE

IN WITNESS WHEREOF, we have set our hands and seals the day and year above stated.

Donald Ray Davis
Witness

George Hopkins (SEAL)
Seller

Charles W. Tate
Witness

Della Mae Hopkins (SEAL)
Seller

Rachel J. Tate
Witness

[Signature]
Witness

Charles A. Rush
Witness

Soan Hopkins (SEAL)
Buyer

[Signature]
Witness

[Signature] (SEAL)
Buyer

Witness

Witness

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