

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

This contract made and entered into by and between Geroldine A. Wynn hereinafter referred to as the Seller(s) and Jerry W. and Harry B. Flury hereinafter referred to as the Purchaser(s).

WITNESSETH:

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate, lying and being in the County of Greenville, State of South Carolina, and being a lot located at Berry Road and Highway 418, Fountain Inn with the following dimensions: Beginning at an iron pin and running thus, S. 17-33 E., 210.0 feet, S. 82-16 W., 210.0 feet, N. 17-33 W., 210.0 feet and N. 82-16 E., 210.0 feet. Said lot contains 1.0 acres, more or less.

In consideration for said premises, the Purchaser agrees to pay the Seller a total of One Thousand One Hundred and No/100---(\$1,100.00) Dollars for said property as follows: \$1,000.00 in equal installments as follows: \$20.00 per month beginning August 1, 1981 and continuing on the first of each month thereafter until paid in full.

It is understood and agreed that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid for 30 days this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the Purchaser prior thereto, shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract. Seller shall notify Purchaser of the default and termination of this contract by written notice to their last known mailing address.

Upon the payment of the purchase price set forth above, the Seller does hereby agree to execute and deliver to the Purchaser a good, fee simple, general warranty deed to said property with power renounced thereon. Any title defects or encumbrances to be cleared at the expense of the Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. This contract is binding upon the undersigned and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and seals this 15th day of July, 1981.

IN THE PRESENCE OF:

Witness signatures and lines for presence.

Geroldine A. Wynn - Seller (SEAL)
Jerry W. Flury - Purchaser (SEAL)
Harry B. Flury - Purchaser (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE
PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Seller(s) and Purchaser(s) sign, seal and as their act and deed deliver the within Bond for Title and that (s)he with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 15th day of July, 1981.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION NOVEMBER TAX STAMP 00.30

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