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The Purchaser hereby agrees to pay the Sellers the sum of \$56,500.00 as follows: \$11,500.00 in cash at closing, a note to Sellers in the amount of \$5,000.00 dated November 13, 1984, and the balance of the purchase price of \$40,000.00 shall be due and payable in equal monthly installments of \$430.00, principal and interest, beginning December 1, 1984 and continuing in a like amount each and every month thereafter for a period of one (1) year, at which time the entire balance shall be due and payable in full. Interest on the principal balance shall be computed and paid at the rate of twelve and one-half (12-1/2%) per cent per annum.

(2) This property is being sold under Bond for Title to the Purchaser by the Sellers with an existing mortgage on this property to Poinsett Federal Savings and Loan Association, in the original amount of \$40,000.00, dated July 27, 1984, and recorded in the RMC Office for Greenville County in Mortgage Book 1674 at Page 43. It is understood by and between the parties that the Sellers will continue to make the scheduled payments to the Mortgagee and said payments shall be the sole responsibility of the Sellers and not the Purchaser.

(3) After full payment of the purchase price and any interest accrued thereon, and subject to the Purchaser's compliance of all terms and conditions stated herein, the Sellers shall execute and deliver to the Purchaser, her heirs or assigns, a good and sufficient warranty deed to the above described property, conveying a good, marketable, insurable, fee simple title thereto, free of all liens and encumbrances, subject only to all applicable rights-of-way and easements of public record or actually existing on the ground, subdivision setback lines,

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