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GREENVILLE CO. S. C.

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INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

1. THIS AGREEMENT, made this 29th day of May, 1964, by and between J. S. Gleason, Jr., as Administrator of Veterans' Affairs, an officer of the United States of America, whose address is Veterans Administration, in the City of Washington, District of Columbia, hereinafter called "Seller," and his successors in such office, as such, and Bobby L. Murray and Audrey C. Murray whose mailing address is 112 Kathryan Court, Greenville, South Carolina,

hereinafter called "Buyer."

2. WITNESSETH: For and in consideration of the sum of one dollar, each to the other in hand paid, and of the mutual covenants and agreements herein, the Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the property and all appurtenances thereto, situated in Chestnut Hills No. 1, near the City of Greenville, county of Greenville, and State of South Carolina, herein referred to as "the property," and more fully described as follows, to wit:

All that certain piece, parcel or lot of land on the south side of Kathryan Court, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 27 on plat of Chestnut Hills No. 1, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Kathryan Court at the joint front corners of Lots Nos. 26 and 27, which point is 1020.8 feet from the intersection of Kathryan Court and Bear Grass Drive, and running thence along the line of Lot No. 26, S. 4-36 W. 130 feet to a point; thence N. 85-24 W. 80 feet to a point; thence along the line of Lot No. 28, N. 4-36 E. 130 feet to a point on Kathryan Court; thence along Kathryan Court, S. 85-24 E. 80 feet to the point of beginning.

This is the same property conveyed to the Administrator of Veterans Affairs by Clyde Eugene Stoneking by deed dated October 7, 1963, and recorded in the office of the Register Mesne Conveyance for Greenville County, South Carolina, in Deed Book 733, page 309.

3. This Agreement is made subject to:

- (1) Existing leases and to rights, if any, of persons in possession, if any.
- (2) The general taxes and special assessments which the Buyer hereinafter covenants to pay.
- (3) Building line and building and liquor restrictions of record.
- (4) Zoning and building laws or ordinances.
- (5) Party wall rights or agreements.
- (6) Roads and highways.
- (7) Covenants, conditions, exceptions, reservations, restrictions, or easements of record.
- (8) Rights of all parties claiming by, through, or under the Buyer.
- (9) Any state of facts which an accurate survey would show.
- (10) All unpaid water and sewage-disposal charges for services rendered after the date of delivery of this Agreement.
- (11) All contracts or agreements, recorded or unrecorded, for furnishing gas, electricity, water, or sewage-disposal service.
- (12) The constitution, bylaws, rules, regulations, restrictions, charges, or assessments of any civic improvement or other association, corporation, or district which affect the property.

The Buyer shall indemnify and save harmless the Seller from all loss and liability that arise by reason of any and all obligations and liabilities existing or arising out of any of the foregoing matters.

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