

RECORDED FEE
PAID: 250

VOL 889 PAGE 353

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

REAL ESTATE PURCHASE
AND SALES CONTRACT

FILED
MAY 7 2 59 PM '70
GREENVILLE CO. S. C.
FRANKSWORTH
R. H. O.

This Agreement made and entered into this 1ST day of MAY, 1970, by and between Gladys Willingham Craft (hereinafter referred to as Seller) and Robert S. Bonheim (hereinafter referred to as Purchaser), witnesseth:

That the Seller agrees to sell to the Purchaser and the Purchaser agrees to buy from the Seller the premises hereinafter described in consideration of the sum of Twenty Thousand and no/100 (\$20,000.00) DOLLARS

Sales Price: \$20,000.00

Down Payment: 1,000.00 Receipt of which is hereby acknowledged by Seller

Balance Of: \$19,000.00

to be paid by Purchaser to Seller at time of closing in the following manner:

1. Assumption of the principal balance due in the approximate amount of \$10,600.00 on real estate mortgage encumbering the premises hereinafter described in favor of C. Douglas Wilson & Co., recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1067 at page 565; and
2. The balance of \$8,400.00 cash; provided, however, that in the event Purchaser is unable to make payment of all of said amount in cash, Purchaser shall make payment of a portion of said amount, not to exceed \$1,000.00, by way of his Promissory Note in favor of Seller to be secured by real estate mortgage encumbering the premises hereinafter described; the principal amount of said Promissory Note (not in excess of \$1,000.00) is to be due and payable three (3) years from date of closing and is to bear interest on the unpaid principal balance from date of closing at the rate of seven (7%) per centum per annum to be computed and paid quarterly from date of closing.

Description of land: All those certain pieces, parcels or tracts of land, containing in the aggregate 6.2 acres, more or less (being composed of a 4.92 acre tract and a 1.28 acre tract), situate, lying and being on the northwesterly side of State Park Road near the

(Continued on Next Page)