

AUG 24 2 42 PM '79

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ANKERSLEY
R.M.C.) BOND FOR TITLE

THIS AGREEMENT, made and entered into this 23rd day of August, 1979, by and between JHJ CORPORATION, hereinafter called the Seller, and LARRY K. KEITH AND BEVERLY V. KEITH, hereinafter called the Purchasers,

W I T N E S S E T H :

The Seller agrees to sell and convey unto the Purchasers a certain lot with dwelling thereon, designated as Lot 144, Berea Forest, Section 2, recorded in Plat Book 4 N at pages 76 and 77 of the RMC Office For Greenville County.

1. The agreed sales and purchase price is \$39,950.00, payable \$500.00 upon signing of contract, receipt of which is hereby acknowledged, the sum of \$9,500.00 upon signing of this Agreement, and the balance of \$29,950.00 payable \$285.23 per month, beginning September 1, 1979, said payments to be applied first to interest at the rate of eleven (11 %) per cent per annum, and then to principal, to be computed and paid monthly, until the entire balance is paid in full.

2. The Purchasers agree to pay the premium on a fire and extended coverage homeowner's insurance policy in an amount sufficient to protect the Seller's interest under this Agreement, said policy to protect the Seller and Purchasers both, as their interest shall appear, and to pay the annual taxes assessed against the within described property and to pay all assessments of any nature levied or charged against the within described property after the date of this Agreement.

3. Upon full payment of the purchase price, insurance, taxes and interest, and any applicable assessments as above provided, the Seller agrees to convey the property to the purchasers by general warranty deed, free of encumbrance or lien, subject only to restrictions, zoning, utility and drainage easements not regarded as objectionable. The Seller agrees to pay for documentary stamps for the deed and the Purchasers to pay for recording of the deed.

GCTO -----3 AUG 24 79 1585

4.15CI