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STATE OF SOUTH CAROLINA)

CONTRACT FOR DEED

COUNTY OF Greenville)

THIS AGREEMENT made and entered into this 17 day of March 1980, by and between Hugh N. Drake & Walter F. Walden of Greenville County, South Carolina, hereinafter called Seller, and Dexter and Gladys Brown Jr. hereinafter called Buyer.

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, being described as follows:

Lot #10 as shown on a plat prepared by T.H. Walker Jr. and containing 5.6² acres. Buyer may construct a mechanics Garage on Lot.

The purchase price which the Buyer shall pay for the said property is the sum of \$ 12,000, which sum shall be paid as follows: A down payment of \$1200 and the balance of \$10,800 to be financed at (10) ten percent interest for a period of (20) twenty years. Monthly payments of \$104.23 first payment due April 15, 1980.

All payments are to be made payable to Walter F. Walden Rte. 3, Box 255, Fountain Inn, S.C. 29644

The Buyer further agrees to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the Buyer agrees to pay all real estate taxes thereon by December 15th of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his Assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of fifteen (15) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this Contract is 10 %.

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