

0949

Seller agrees to release (on a one time basis) a minimum of two (2) acres upon payment of One Thousand Five Hundred Dollars (\$1,500.00) per acre to principle above down payment. Property released will not be less than two (2) acres and the Buyers will pay for survey, drawing deed, release and recording fees. Property released is not to deter from the remaining mortgaged property as determined by Seller and Seller agrees to be reasonable in this determination.

The Buyers agree 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 forty five (45) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyers under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyers under 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 ten (10%). This property is subject to the restrictions attached hereto and made a part of this Contract.

IN WITNESS WHEREOF, the parties to this Agreement have hereto set their hands and seals the day and year first above written.

Paul E. Dean Jr.
Witness

William D. Ashmore (L.S.)
Seller

Barbara M. Dean
Witness

Seller (L.S.)

Charles E. Dean Jr.
Witness

John Daniel Ashmore
Buyer

Barbara M. Dean
Witness

Mary D. Ashmore (L.S.)
Buyer

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Seller and Buyers sign, seal and as his/her act and deed, deliver the within written Contract for Deed and that (s)he with the other two witnesses subscribed above witnessed the execution thereof.

SWORN to before me this the 2 day of May, 1980.

Paul E. Dean Jr.
Notary Public for South Carolina
My Commission Expires 10-7-85

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