

COLONIAL COMPANY, Inc.

852 EAST WASHINGTON ST., GREENVILLE, SOUTH CAROLINA 29601

FORM 1143 - 105

Realtors

AREA CODE (803) 242-4811

GREENVILLE REAL ESTATE BOARD UNIFORM PURCHASE AND SALES AGREEMENT

Greenville, S.C., 24 January 19 81

This Contract between Evelyn Goddard and Joanne C. Snyder
 hereinafter called the Seller, and Carroll F. Moore
 hereinafter called the Purchaser, witnesseth that the Seller agrees to sell, and the Purchaser agrees to buy
 the property hereinafter described for the sum of Forty-four thousand nine hundred
fifty and no/100 ----- (\$ 44,950.00) Dollars,
 to be paid as follows: \$ 500.00 ----- cash herein to be held in escrow by
Century 21, Action Realty -----

and the balance of \$ 44,450.00 -----
\$12,786.25 additional cash at closing. The balance of \$31,664.25, to be paid
will sign a lease purchase contract and give a signed deed to purchaser
to hold until assumption rates have dropped to 12% or less - this arrange-
ment to extend for no longer than one year from closing date. Monthly
payments will remain the same as existing first mortgage pymts., to include
 The Seller agrees to convey the property by good warranty deed, free of encumbrances, lien or assessments ^{Reg. fee} fee,
 on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, tax-
 es, interest and rents (if rented) to be prorated 24 February 19 81
 Possession of the premises to be given 24 February 19 81
 Time is of the essence of this contract. This written contract embodies the entire agreement between the
 parties.

Description of Property: 25 Knoxberry Terrace, Greenville, South Carolina
together with a proportionate share of the common property and
being identified in the Greenville County Courthouse as
TMS 68, Block 1, Lot 43

Remarks: 1) Seller will provide Purchaser with letter of termite inspection (to
 include inspection of all wood-destroying insects and/or organisms) at
 closing and if any infestation and/or damage is found, Seller to pay
 for treatment and repairs. 2) Seller agrees that all electrical, plumbing,
 heating, air conditioning systems and appliances will be in good working
 order at time of closing. 3) If above financing arrangement cannot be
 worked out to the benefit of both Buyer and Seller, than this contract
 becomes null and void and deposit will be returned to Purchaser.
 4) All carpeting to be professionally steam cleaned at Seller's
 expense.

In presence of:

Carroll F. Moore (L.S.)
Carroll F. Moore (L.S.)
Evelyn Goddard (L.S.)
Joanne C. Snyder (L.S.)

Herein witnesseth that our attorne, examine this

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