

1177-951

The Purchaser hereby agrees to pay the Seller the sum of \$8,100 as follows: The purchaser price of \$8,100.00 to be due and payable \$200.00 down; \$1,420.00 at closing; the balance of \$6,480.00 in equal monthly installments of \$85.65 principal and interest, beginning on 26 December 1982, and continuing in a like amount each and every month thereafter until the entire principal and interest balance is paid in full. The aforementioned principal balance of \$6,480.00 bears interest at the rate of 10% per annum and the monthly payment of \$85.65 has been amortized over a ten (10) year period. All payments to be applied first to interest and balance to principal.

(2) This property is being sold under Bond for Title to the Purchaser by the Seller with an existing mortgage on this property, as well as other property, to L. M. Dobson, et. al., in the original amount of \$92,500.00 dated July 5, 1978, and recorded in the RMC Office for Greenville County in Mortgage Book 1437 at Page 551. It is understood by and between the parties that the Seller shall continue to make the scheduled payments to the Mortgagees and said payments shall be the sole responsibility of the Seller and not the Purchaser.

(3) After full payment of the purchase price and any interest accrued thereon, and subject to the Purchaser's compliance of all terms and conditions stated herein, the Seller shall execute and deliver to the Purchaser, his heirs or assigns, a good and sufficient warranty deed to the above described property, conveying a good, marketable, insurable, fee simple title thereto, free of all liens and encumbrances, subject only to all applicable rights-of-way and easements of public record or actually existing on the ground, subdivision setback lines, restrictions of public record and zoning ordinances. Purchaser agrees not to start construction on the property until the mortgage has been released and they have taken title.

(4) Purchaser and Seller agreed to pay the proration of taxes when the tax notices come out. In the event the Purchaser fails

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