

S.C.

1178 FILE 740

PP '82

The State of South Carolina

COUNTY OF GREENVILLE

ASLEY

14 (235) 117-3-3 (note)

KNOW ALL MEN BY THESE PRESENTS: Jessie L. Grumbles, by her attorney in fact, Anna Gail Lockee, Evelyn T. Phillips and Sharon L. Roach have agreed to sell to a certain lot or tract of land in the County of Greenville, State of South Carolina, with all improvements thereon, being shown and designated as Lot No. 15 according to plat recorded in the RMC Office for Greenville County in Plat Book C at Page 190 and being a portion of the same property conveyed to grantor in Deed Book 255 at Page 92. Property is known as 7 Waco Street, Greenville.

- (1) Purchaser accepts property in "AS IS" condition.
(2) No prepayment penalty.
(3) A five (5%) percent late charge will be added to any payment received by the seller after the 10th day of the month when due.
(4) For purposes of foreclosure, this Bond for Title will be considered to be in default if any payment becomes more than thirty (30) days late.

A new plat prepared by Richard D. Wooten, Jr., RLS, dated November 17, 1982, recorded in Plat Book 9-I at Page 93.

and execute and deliver a good and sufficient warranty deed therefor on condition that she shall pay the sum of Thirteen Thousand Five Hundred and no/100 (\$13,500.00) Dollars in the following manner One Hundred eighty (180) consecutive monthly payments of One Hundred Twenty-nine and 02/100 (\$129.02) Dollars each commencing December 1, 1982, and due on or before the first day of each month thereafter,

until the full purchase price is paid, with interest on same from date at eight (8%) per cent, per annum until paid to be computed and paid monthly, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of a reasonable amount for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. Purchaser agrees to maintain and keep in force fire insurance on property in the amount of at least \$13,500.00, naming the seller as loss payee.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser as tenant holding over after termination or contrary to the terms of her lease and shall be entitled to claim and recover, or retain if already paid the sum of One Thousand Five Hundred Forty-eight and 24/100 (\$1,548.24) dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand s and seal s this 30 day of November A.D., 1982

In the presence of:

Handwritten signatures of John C. Richey and another individual.

Sharon L. Roach, SHARON L. ROACH, Purchaser

Evelyn T. Phillips (Seal), Evelyn T. Phillips, Purchaser; Anna Gail Lockee (Seal), Jessie L. Grumbles, by her attorney in fact, Anna Gail Lockee, Seller

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