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BOOK 808 PAGE 69

Offer To Purchase

OLLIE H. WORTH

GREATER GREENVILLE REALTY

18 Beattie Place

Greenville, S. C.

Date October 8, 1966

We hereby agree to purchase the property known as Lot 16 Section 3 Colonial Hills, near Greenville, S.C. Buyer is to take possession of the property on or before completion of construction. Buyer is to pay seller monthly payments totaling \$118. per month until buyer can and does secure a first mortgage loan as set out below. The monthly payments are to be credited as follows: \$106.76 for principle and interest computed at 6 3/4 % per annum on \$15,450. 25 year term and \$11.24 per month for pro-rata taxes. The buyer is to be credited with the total principle payments at the time of closing by way of cash refund. The first monthly payment is to be due and payable 30 days after date of occupancy.

AND AGREE to pay the sum of \$17,200.00 for said property on the following terms, \$1,750. cash down and apply for an insured conventional loan for the balance of \$15,450. Seller agrees to pay all closing costs collectable at closing. Buyer is to pay first years fire insurance premium and to pay M.G.I.C. premiums on monthly basis. The said down payment is to be refunded in the event that the above stated loan is unobtainable.

It is understood and agreed that a good and marketable title is to be furnished and the deal is to be closed within 5 days from date of acceptance by owner. Possession is to be given upon construction completion as soon as loan can be obtained.

Deed to be made to Clarence E. Hyder, Jr and Carolyn J. Hyder

We hereby deposit with Greater Greenville Realty broker, the sum of \$1,750. as earnest money, to apply on the purchase price. Said earnest money shall be returned to us on demand if this offer is not accepted by the owner within 5 days of the date of this offer. The said earnest money shall be forfeited as liquidated damages if we fail to comply with the above terms.

Witness George W. Ashmore, Jr Clarence E. Hyder, Jr. (SEAL)
Buyer

Witness George W. Ashmore, Jr Carolyn J. Hyder (SEAL)
Buyer
Vicki M. Ashmore

The foregoing offer is hereby accepted by us this 10 day of Oct 19 66

Witness George W. Ashmore, Jr J. P. Medlock (SEAL)
Owner

Witness Vicki M. Ashmore (SEAL)
Owner

(Continued on next page)