



W.C. RE

857 14 17
THE S. TAMMERSLEY
R.H.C.

WESTERN CAROLINA REAL ESTATE

Route 3, Highway 25 • Travelers Rest, South Carolina 29690 • 834-7260

Telephone 232 9702

Contract of Sale

STATE OF SOUTH CAROLINA

AGREEMENT made this 7th day of JUNE, 1975

between George M Ross & Geraldine M Ross, Purchaser,

and RAINES CORP OF GREENVILLE, Seller.

Offer

Purchaser agrees to buy, and seller agrees to sell, all that lot or parcel of land, with the buildings and improvements thereon, if any, situated in GREENVILLE County, State of South Carolina, and being

Description

described as follows: AT A POINT IN MIDDLE OF OIL CAMP CREEK RUNNING SOUTH TO CORNER APPROX

Back to

600 FT AND EAST TO CULDESAC THEN

Stream at telephone pole. APPROX 4 ACs.

Subject to all covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations.

Price

The purchase price is SIX THOUSAND (\$6000) to be paid as follows: \$1000.00 herewith which shall be held in trust by W.C.R. TRUST, Agent, and \$900. upon delivery of a deed as

Terms

hereinafter provided, and the balance as follows: 84 MONTHLY INSTALMENTS OF 80.45 MO

Adjustments

Taxes, interest, water rents, lights and rents (as and when collected) shall be adjusted as of the date of the delivery of the deed. Insurance premiums shall be prorated or the insurance shall be cancelled, at purchaser's option.

Insurance

Conveyance

Seller agrees to convey by marketable title and deliver a proper statutory warranty deed with dower duly renounced and free of encumbrances except as herein stated, with all stamps affixed thereto. The deed shall be

delivered at the office of DEMETRIE LINTAS and transaction closed

Date of Closing

on or before 7, 1975

Possession

Possession of said premises will be given purchaser on or before 7, 1975

Fire or Casualty

In case the property herein referred to is destroyed wholly or partially by fire or other casualty, purchaser shall have the option for ten days thereafter of proceeding hereunder, with an agreed adjustment in the purchase price, or of terminating this agreement and being repaid all amounts paid hereunder.

Contingency

The sale is conditioned upon DEED TO BE GIVEN WHEN LAND IS PAID IN FULL.

Default

It is expressly agreed that upon the event of any default or failure on the part of the purchaser, to comply with the terms and conditions of this contract, that one-half of said deposit is to be paid to said broker not to exceed the commission due and the remaining portion of said escrow shall, at the option of the seller, be paid to the seller as liquidated damages. Upon default by the seller, if the purchaser elects to rescind this agreement, he shall be repaid all sums paid hereunder and in addition shall be reimbursed by the seller for his reasonable expenses of title examination.

Personal Property

This sale includes all personal property attached to the premises, fixtures and equipments therein, except

Deposit Check

Broker does not guarantee payment of check or checks accepted as earnest money. WITNESS the parties hereby by their hands and seals the day and year first above written.

In The Presence Of:

[Signature] WITNESS AS TO PURCHASER

[Signature] PURCHASER (L.S.)

[Signature] WITNESS AS TO PURCHASER

[Signature] WITNESS AS TO SELLER

[Signature] (L.S.)

[Signature] WITNESS AS TO SELLER

SELLER RAINES CORP BY WILLIAM W. HARRIS

[Signature] WITNESS AS TO AGENT

[Signature] AGENT (L.S.)

[Signature] WITNESS AS TO AGENT

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