

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONTRACT OF SALE

THIS CONTRACT Made and entered into this 12<sup>th</sup> day of July, 1976 by and between HBA Properties, Inc., hereinafter referred to as "Seller", and E. Vernon Anderson, Jr., hereinafter referred to as "Purchaser",

WITNESSETH :

(1) Seller, for the consideration hereinafter mentioned, does hereby covenant, promise and agree to sell and convey to Purchaser upon the terms and conditions hereinafter set forth in this Contract, the following-described property, to-wit:

"ALL That piece, parcel or lot of land lying, being and situate in the City of Greenville, county and state aforesaid, being shown and designated as Lot No. 4 on preliminary plat of Myers Park Subdivision and having dimensions of 120' x 200' x 110' x 200'. A copy of said preliminary plat is attached hereto, marked "Exhibit A" and made a part and parcel of this Contract the same as if fully set forth herein."

(2) Purchaser, for the consideration hereinafter mentioned, does hereby covenant, promise and agree to buy the afore-described real property and to pay therefor the sum of \$12,000.00, to be paid as follows: \$500.00 as earnest money upon execution of this Contract, the receipt of which is hereby acknowledged, and the balance of \$11,500.00 to be paid at the time of closing by cash or <sup>and</sup> check/from the proceeds of a 75 per cent conventional first mortgage loan upon the afore-described property.

(3) Upon payment of the balance of the purchase price as hereinabove provided, the Seller agrees to execute and deliver a general warranty deed conveying to Purchaser a fee simple title to the afore-described property, free and clear of all liens and encumbrances except such easements, restrictions, rights-of-ways and zoning ordinances which do not affect the marketability of title or adversely affect the intended use of said property as a site for the

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DONNIE S. TANKERSLEY  
R.M.C.

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