

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

This contract made and entered into by and between

Owen L. and Bette S. Johns, Jr.

hereinafter referred to as the Seller(s) and

Ronald Stanley Carbaugh

hereinafter referred to as the Purchaser(s).

This contract shall be binding on the parties hereto, their heirs and assigns

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina,

being known as 20.37 acres on a plat

prepared for Ronald Carbaugh by C.O.

Riddle dated April, 1977.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of

(\$25,462.50) \$1250.00/acre Dollars for said lot(s) as follows: 25% down at the time of closing and balance to paid in monthly installments to the seller in 15 years from date at an interest rate of 7 1/2 percent with monthly installments of \$177.06 with first payment due 6-1-77 and final payment 5-1-92 Purchaser can at any time sell portions of said 20.37 acres with said proceeds from sale to applied only toward the balance on the above loan.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28 day of April, 19 77.

In the presence of:

Michael Spivey  
Debbie Hare

(Seller) AS POWER OF ATTORNEY FOR SELLERS (SEAL)

(Seller) *Owen L. Johns* (By *Bette S. Johns*) (SEAL)

(Seller's Wife) *Bette S. Johns* (By *Owen L. Johns*) (SEAL)

(Purchaser) *Ronald Stanley Carbaugh* (SEAL)

RONALD STANLEY CARBAUGH (SEAL)

(Purchaser) (SEAL)

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Personally appeared before me *Debbie Hare* and made oath that he saw the within named above named parties

sign, seal and as *their* act and deed deliver the within written Bond for Title, and that he, with *H. Michael Spivey* witnessed the execution thereof.

Sworn to before me this

28 day of April, 19 77

*H. Michael Spivey* (SEAL)  
Notary Public for South Carolina

My Commission Expires: 1/24/83

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Recorded May 9, 1977 at 9:36 A/M

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