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GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 19 3 37 PM '77

DONNIE S. TANKERSLEY
R.H.C. CONTRACT OF SALE

KNOW ALL MEN BY THESE PRESENTS: That Robert Thompson Moon and Helen M. Moon, herein after referred to as SELLER, agrees to sell to Ralph Leon Pittman and Rita Elaine Pittman, hereinafter referred to as BUYER, and said Buyer hereby agrees to purchase on the terms set forth hereinafter the following described property:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville being known and designated as the land at 12 Furman St., Greenville, South Carolina 29611.

That the Seller agrees to execute and deliver a good and sufficient warranty deed for paid property on condition that the Buyer pay to them the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) in the following manner:

The sum of Two Hundred-Fifty (\$250.00) Dollars to be paid upon execution of this instrument, and Fifty Dollars (\$50.00) plus Ninety (\$90.00) Dollars rent for a total of One Hundred Forty (\$140.00) Dollars to be paid for ten months. Six Thousand Seven Hundred Fifty and No/100 (\$6,750.00) Dollars to be paid in monthly installments of Ninety and No/100 (\$90.00) per month to be applied first to interest and then to the principal with interest at the rate of Eight (8%) per cent per annum to be computed and paid monthly, the first payment due after the above ten (10) monthly payments have been paid and in the event said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition thereto the Buyer agrees to pay all costs and a reasonable amount for an attorney's fee.

The Buyer shall have the right to anticipate payment in full on said contract at any time hereafter without penalty. It is further agreed that the Buyer shall pay the purchase money in the manner set forth hereinabove, and shall in the meantime pay all property taxes due on and any assessments now or hereafter made against said property after this date, and that Buyer shall keep the house located on said property insured against fire and hazard loss for the full insurable value of the same, said insurance to be in a company acceptable to the Seller, and to further keep the same insured from loss or damage by fire and windstorm during the continuation of this contract, with a loss payable clause in said policy in favor of the Seller; and further said Buyer shall during the continuation of this contract keep and maintain the

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