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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA)

CONTRACT FOR SALE OF REAL ESTATE

COUNTY OF GREENVILLE)

THIS AGREEMENT, made and entered into this 3rd day of January, 1979, by and between Bob Maxwell Builders, Inc., hereinafter called the Seller, and Richard E. Polkus and Patricia L. Polkus, hereinafter called the Purchasers,

WITNESSETH:

The Seller hereby agrees to sell and convey unto the Purchasers a certain lot with dwelling thereon, designated as Lot 88, Hedgewood Terrace, on plat entitled Devenger Place, Section 3, recorded in Plat Book 5 P at page 99 of the RMC Office for Greenville County.

1. The agreed sales and purchase price is \$56,950.00, payable \$14,194.63 upon execution of this agreement, and the balance of \$42,755.37 payable \$349.19 per month, beginning February 1, 1979, said payments to be applied first to the payment of interest and then to principal, until the entire balance is paid in full, with interest from date at the rate of nine (9%) per cent, to be computed and paid monthly.

2. The Purchasers agree to pay the premium on a fire and extended coverage insurance policy in an amount sufficient to protect the Seller's interest under this Agreement, said policy to protect the Seller and Purchasers both, as their interest shall appear, and to pay the annual taxes assessed against the within described property, and to pay all assessments of any nature levied or charged against the within described property after the date of this Agreement.

3. Upon full payment of the purchase price, insurance, taxes, interest, and any applicable assessments as above provided, the Seller agrees to convey the property to the Purchasers by general warranty deed, free of encumbrance or lien, subject only to restrictions, zoning, utility and drainage easements not regarded as objectionable. The Seller agrees to pay for documentary stamps for the deed and the purchasers to pay for recording of the deed.

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