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RECORDS

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**THE DEAN COMPANY**

P. O. BOX 382 SIMPSONVILLE, SOUTH CAROLINA 29881

STATE OF SOUTH CAROLINA)

CONTRACT FOR DEED

COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 25th day of January 1980, by and between Thu Van Nguyen, Trustee, of Greenville County, South Carolina, hereinafter called the Seller, and Durant and Mary O. Ashmore, hereinafter called the Buyers:

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Buyers, and the Buyers hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, being described as follows:

A TRACT OF LAND CONTAINING 20ACRES LOCATED AT THE CORNER OF REEDY RIVER AND NEW McKITTRICK BRIDGE ROAD, AS SHOWN ON A PLAT PREPARED BY JAMES R. FREELAND, RLS AND PE#4781. DATED JANUARY 22, 1980 AND RECORDED IN THE GREENVILLE COUNTY COURTHOUSE IN BOOK 70 AT PAGE 99.

The purchase price which the Buyers shall pay for said property is the sum of Twenty Five Thousand Dollars (\$25,000.00), which sum shall be paid as follows:

BUYERS HAVE PAID A TOTAL OF TWENTY FIVE HUNDRED DOLLARS (\$2,500.00) DOWN. BUYERS FURTHER AGREE TO PAY TWO HUNDRED DOLLARS (\$200.00) TOWARD COST OF SURVEY. SELLER AGREES TO FINANCE REMAINING TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$22,500.00) FOR TWENTY (20) YEARS AT TEN (10%) INTEREST. PAYMENTS TO BE MONTHLY IN THE AMOUNT OF TWO HUNDRED AND SEVENTEEN DOLLARS AND THIRTEEN CENTS (\$217.13), BEGINNING MARCH 1, 1980 AND ON THE 1ST DAY OF EACH MONTH UNTIL PAID IN FULL.

The Buyers further agree to pay prorated taxes on the real estate in question for current year by the first day of December of the current year. Thereafter, The Buyers agree to pay all real estate taxes thereon by December 15th of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyers or his Assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

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