

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LAND SALES CONTRACT

THIS CONTRACT entered into between THOMAS D. JOHNSON, hereinafter called PURCHASER, and CHARLES O. PONDER, hereinafter called SELLER.

The Purchaser agrees to purchase and the Seller agrees to sell to Purchaser that lot or lots of land known as 1.64 acres more or less being described in deed recorded in R.M.C. Office for Greenville County, S.C. in Deed Book 1113, Page 914, and the Purchaser agrees to pay therefor the following amount according to the following schedule:

Total Purchase Price	\$14,000.00
Cash Deposit (receipt acknowledged)	-0-
and the balance of	\$14,000.00

shall be paid in equal monthly installments of \$174.10 beginning on the 1st day of July, 1980, and an equal amount on the same day of each month thereafter until paid in full, together with interest at the rate of Fourteen (14) percent per annum to be computed and paid monthly, each payment to be applied first to interest and the balance to reduction of principal, with privilege in the Purchaser to anticipate payment of principal on any payment date without penalty. Purchaser may not transfer this Contract without approval of Seller. This loan may not be prepaid in part or in full during the first 10 years of its existence without written permission from the Seller.

Upon payment in full of the amount above specified and upon the terms herein contained, the Seller will convey to Purchaser fee simple title to the described property, free of liens and encumbrances, except for restrictive covenants which are recorded in the R.M.C. Office of Greenville County and rights-of-way and easements of record and as shown upon the subdivision plat, if any.

If the Purchaser should fail to comply with the terms of this Contract or should fail to make payment as herein provided, Seller may declare this Contract breached and any payments theretofore made by Purchaser on account hereof shall be retained by Seller as liquidated damages suffered by Seller because of the withdrawal of this property from the market for that period, expenses in connection with this sale and rental for the land. This Contract shall be thereupon terminated and all parties shall be thereafter discharged from liability hereunder.

Taxes shall be prorated as of the date of this Contract. Purchaser agrees to promptly pay all taxes during the term of this Contract. Purchaser agrees to maintain at least a fire and extended coverage insurance policy covering the improvements located on the subject property for a minimum amount of \$ 4,000.00, and list Seller thereon as appropriate, and to furnish Seller with a copy of said policy. If the Purchaser fails to pay all taxes and insurance when due, the Seller reserves the right to pay the taxes and insurance and add the amount so paid to the balance of this Contract and the Purchaser agrees to pay the Seller the amount so paid within thirty (30) days after notification by the Seller that said amount was paid by the Seller. This Contract contains the entire agreement and may not be changed orally. There shall be no express or implied warranties other than those contained herein.

And Purchaser further agrees hereby that if any part of the money due hereon be not paid when due, or if this Contract be placed in the hands of an attorney for collection, or if this debt or any part thereof be collected by an attorney or by legal proceedings of any kind, an attorney's fee of a reasonable amount beside all costs and expenses incident upon such collection, shall be added to the amount due upon this Contract, and be collectible as a part thereof.

WITNESS our hands this 13th day of June, 1980.

WITNESS: _____
 as to Purchaser

 as to Seller

 as to Seller

Thomas D. Johnson
 Purchaser
 Charles O. Ponder
 Seller

 Seller

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