

Seller's Address: 515 Hill Pine Drive, Simpsonville, S. C. 29681

C. S. C.

BOOK 1149 PAGE 400

The State of South Carolina  
COUNTY OF GREENVILLE

APR 20 AM '81  
LASHLEY

KNOW ALL MEN BY THESE PRESENTS: JAMES LEARY BUILDERS, INC.

..... have agreed to sell to

RICHARD B. LASHLEY AND ROLANDE F. LASHLEY ..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, being described as follows:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 164 of Section IV of Brentwood Subdivision, as shown on a plat of Brentwood Subdivision, Section IV, recorded in the RMC Office for Greenville County in Plat Book 5-D, at Page 43. Reference to said plat is hereby craved for the metes and bounds description thereof.

DOCUMENTARY  
STAMP  
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and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of --Sixty Four Thousand Five Hundred & No/100 --Dollars in the following manner

\$9,000.00 upon the signing of this document and the balance of \$55,500.00 to be paid \$570.93 per month for a total of five (5) months, with the balance due on the first day of the sixth month. The first payment will be due June 1, 1981. Final balloon payment due on November 1, 1981.

until the full purchase price is paid, with interest on same from date at 12% per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition the sum of fifteen per cent XXXXX for attorney's fees, as is shown by their note of even date herewith. The purchaser.s agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due they shall be discharged in law and equity from all liability to make said deed, and may treat said purchasers as tenant.s holding over after termination, or contrary to the terms of their lease and shall be entitled to claim and recover, or retain if already paid the sum of \$11,854.65 dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand.s and seal.s this 22nd day of

May A. D., 19.81 JAMES LEARY BUILDERS, INC.

In the presence of:

*Sam H. H. Dbl*  
*Janet S. Wilson*

By: *James Leary* (SEAL) Seller  
*Richard B. Lashley* (Seal) Richard B. Lashley, Purchaser  
*Rolande F. Lashley* (Seal) Rolande F. Lashley, Purchaser

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