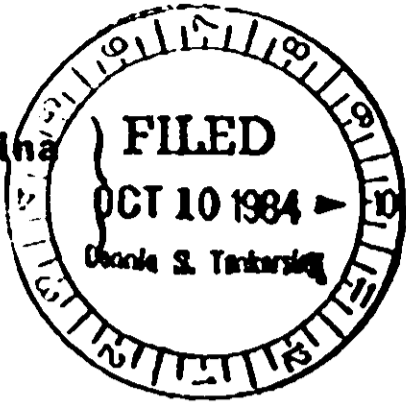


The State of South Carolina
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS: CYNTHIA A. KELLY

WILLIAM W. SHEPARD have agreed to sell to a certain lot or tract

of land in the County of Greenville, State of South Carolina, being shown and designated as Tract No. 5 containing 24.1 ac., more or less, on Plat entitled "Property of Betty C. Gardner," prepared by T. H. Walker, Jr., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-M, Page 39, reference to which is hereby craved for the metes and bounds thereof.

1. Possession to be given upon execution of this Bond for Title;
2. No pre-payment penalty;
3. Payments to be delinquent if not received by 30th day after due date.

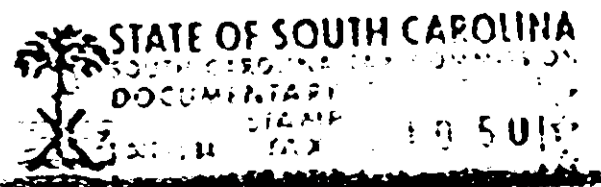
-21-45-613.1-1.714

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of FORTY THOUSAND and no/100-----Dollars in the following manner the sum of \$5,000.00, the receipt of which is hereby acknowledged, and the balance of \$35,000.00 is due and payable in monthly installments of \$442.83 commencing on the 4th day of November, 1984, and continuing thereafter on the 4th day of each successive month until paid in full until the full purchase price is paid, with interest on same from date at thirteen per cent, per annum until paid to be computed and paid ^{monthly} ~~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 a reasonable amount ~~dollars~~ for attorney's fees, as is shown by my note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force. and to keep hazard insurance in the amount of \$35,000.00 showing Seller as loss payee.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser as tenant holding over after termination ~~contrary to the terms of xxxxxxxxxxxxxxx lease~~ and shall be entitled to claim and recover, or retain if already paid the sum of Five Thousand Three Hundred Thirteen and ^{36/100 (\$5,393.96)} 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 hands and seals this 4th day of October A.D. 19 84

In the presence of:
Alice Lamm
Burhan A. Bost
Cynthia A. Kelly (Seal)
William W. Shepard (Seal)



IDENTIFIED ON NEXT PAGE

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