

## CONTRACT OF SALE

State of South Carolina

Agreement made this 20th day of October, 1977 between Wade Hampton Boulevard Assembly of God, 2416 Wade Hampton Boulevard, Greenville, South Carolina, purchaser, and Harvey D. Welborn, 2420 Wade Hampton Boulevard, Greenville, South Carolina, seller.

Purchaser agrees to buy, and seller agrees to sell, all that lot or parcel of land, with the buildings and improvements thereon, if any, situated in Greenville County, State of South Carolina, and being described as follows: 2420 Wade Hampton Boulevard, Greenville, South Carolina.

Subject to all covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations.

The purchase price is eighty thousand dollars (\$80,000.00) to be paid as follows: \$1,000.00 herewith which shall be held in trust by Mr. Harvey D. Welborn, and \$79,000.00 upon delivery of a deed as hereinafter provided.

Taxes, interest, water rents, lights and rents (as and when collected) shall be adjusted as of the date of the delivery of the deed. Insurance premiums shall be prorated or the insurance shall be cancelled, at purchaser's option.

Seller agrees to convey by marketable title and deliver a proper statutory warranty deed with dower duly renounced and free of encumbrances except as herein stated, with all stamps affixed thereto. The deed shall be delivered at the office of James D. McKinney and transaction closed on or before February 1, 1978.

Possession of said premises will be given purchaser on or before February 1, 1978.

In case the property herein referred to is destroyed wholly or partially by fire or other casualty, purchaser shall have the option for ten days thereafter of proceeding hereunder, with an adjustment in the purchase, or of terminating this agreement and being repaid all amounts paid hereunder.

The sale is conditioned upon approval of Wade Hampton Boulevard Assembly of God membership and obtaining adequate financing.

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