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OCT 30 1969
FILED
GREENVILLE CO. S. C.

10237

WADE H. STACK, REALTOR
14 Beattie Pl.
Greenville, South Carolina

OLLIE FARNSWORTH
R.T.O.

REAL ESTATE SALES CONTRACT

Name of Purchaser: Charles Valentine and Jean Valentine

Address: 7 Antioch Drive, Greenville, S. C.

Name of Owner-Seller: Gary Hawkins and Betty Hawkins

Address: 94 Rockvale Drive, Greenville, S. C.

Description of land to be sold: Deed Book 857, page 315. BEGINNING at an iron pin on the Western side of Kenmore Drive at the joint corners of Lots Nos. 94 and 95, and running thence along the common line of said lots, S. 84-03 W., 68 feet to an iron pin; thence along the common line of Lots Nos. 93 and 94, N. 5-57 W., 160 feet to an iron pin on Rockvale Drive; thence along the Southern side of Rockvale Drive, N. 84-03 E., 78 feet to an iron pin; thence with the curve of the intersection of Rockvale Drive with Kenmore Drive and following the curve thereof, the chord of which is S. 49-23 E., 15.2 feet to an iron pin; thence along the Western side of Kenmore Drive, S. 0-50 W., 149.1 feet to and an iron pin, the beginning corner. Commonly known address of land: 94 Rockvale Drive, Greenville, S. C.

Lot size: 78 chord 15.2 x 149.1 x 68 x 160

Consideration: \$2875.00 BH

Amount of earnest money: \$200.00

Amount to be paid when deed is delivered: \$2675.00 TO BE PAID UPON CLOSING OF 7 ANTIOCH DR.

Terms and conditions for payment of balance: Conditioned upon Purchaser's ability to assume Existing First Loan in the approximate amount of \$15,473.36, payable at approximately \$101.89 per month including interest at 6 3/4% per annum, plus taxes and hazard insurance.

Special Conditions, if any: October payment to be pro-rated. Purchaser to pay transfer fee to Collateral Investment Company.

Place transaction to be closed: Wade H. Stack Co.

Earnest money holder: Wade H. Stack Co.

Contract holder: Wade H. Stack Co.

Special agreements for broker's commissions: According to listing agreement.

Items to be pro-rated

1. taxes for the year 1969 to date of closing
2. insurance premiums
3. gas, light, and water bills
4. janitorial and custodial costs
5. rents due on leases
6. interest on encumbrances

ESCROW ACCOUNT TRANSFERRED TO NEW PURCHASER.

Incumbrances and liens

1. Mortgage or trust deed Collateral Investment Company
2. restrictions of record As may be recorded
3. installments on special assessments due after none
4. building line and party wall agreements As may be recorded
5. special assessments not yet completed none
6. leases none

Owner-seller will furnish purchaser within 10 days the following evidence of title: Warranty deed.

Purchaser agrees to purchase property described hereinabove at price and on terms, conditions, and limitations listed above, and no other; owner-seller agrees to convey the same by a good and sufficient warranty deed, including the Release and Waiver of Dower. When evidence of title has been furnished demonstrating good and merchantable title, sale will be closed within 10 days thereafter. If title proves to be less than merchantable, the purchaser may elect to rescind this contract and have the earnest money refunded, whereupon this contract shall become null and void. In event of purchaser's default, earnest money shall be forfeited as liquidated damages to owner-seller, first paying the real estate broker's commission and expenses incurred, and rendering the balance to the owner-seller, and the contract shall become null and void.

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