VOL 1044 FACE 538

STATE OF SOUTH CAROLINA

PURCHASE AND SALE CONTRACT :::

COUNTY OF GREENVILLE

This agreement between Allen Grady Arms, also known as A. G. Arms, hereinafter called Seller, and Billy Joe Arms, hereinafter called Purchaser,

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WITNESSETH:

That the Seller agrees to sell, and the Purchaser agrees to purchase the following described premises:

> All that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, being shown as containing 5.52 acres on a plat of property prepared for A. G. Arms, recorded in Plat Book 666, page 55, and being the greater part of same conveyed to A. G. Arms by deed recorded in Volume 632, page 123, R.M.C. Office for Greenville County.

Total purchase price of said property being FIFTEEN THOUSAND AND NO/100 (\$15,000.00) DOLLARS, of which amount the sum of TWO HUNDRED AND NO/100 (\$200.00) DOLLARS has been paid (the receipt of which is hereby acknowledged). The balance of FOURTEEN THOUSAND EIGHT HUNDRED AND NO/100 (\$14,800.00) DOLLARS to be paid in monthly installments of TWO HUNDRED AND NO/100 (\$200.00) DOLLARS each, payable each month hereafter, without interest, until paid in full.

Upon payment of purchase price, said property to be conveyed by general warranty deed, conveying good and marketable title to said premises, free of liens and encumbrances, subject only to a life estate in A. G. Arms and his wife, Cornelia H. Arms, or the survivor of them. Purchaser paying for deed and stamps on same.

It is mutually understood and agreed that Billy Joe Arms shall live with his parents in the dwelling house and assist them in its proper maintenance and upkeep. Taxes and any other assessments shall continue to be paid by Seller until transfer of title. Insurance on said property shall be carried jointly by the parties with any loss payable as their interest may appear.

It is further mutually agreed by the parties that the covenants contained herein shall be binding upon and inure to the benefit of their respective heirs, administrators or assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 19 day of October, 1976.

(SEAL

SIGNED in the presence of

(SEAT Seller

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HAWKINS, ELLIS AND HUDSON ATTORNEYS AT LAW P. O. BOX 196 107 CHURCH ST. GREER, SOUTH CAROLINA

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