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PURCHASE AND SALES CONTRACT
Route 3, Pelzer, S.C.

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Agreement made this 20th day of November, 19 76
between Richard T. and Mary F. Donald, Purchaser,
and Willard E. and Faye S. Darby, 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 located and known as that parcel of land, approximately 20 acres, owned previously by Grady and Loree Brown, south of Donald road and bounded on the west by Burgess school, on the east by Arthur Campbell, and on the north by Wade Donald.

The purchase price is Twenty Five Thousand dollars (\$25,000.00) to be paid as follows: \$500.00-- herewith which shall be held in trust by Willard Darby Inc. and \$4,500.00 upon delivery of a deed as hereinafter provided, and the balance as follows: not applicable

The seller agrees to convey the property by good warranty deed, free of encumbrances (except applicable restriction covenants, setback lines, easements, and zoning regulations, if any), lien or assessments on payment of the purchase price as above provided. Said deed shall have dower duly renounced and all stamps affixed thereto. Transaction to be closed on or before February 28, 19 77

Possession of said premises will be given purchaser on or before February 28, 19 77

Taxes, interest 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.

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 agreed adjustment in the purchase price, or of terminating this agreement and being repaid all amounts paid hereunder.

Remarks This contract is valid and binding contingent upon buyers acquisition of a suitable loan from the Federal Land Bank or other sources. If loan cannot be obtained the seller agrees to refund the \$500.00 binder to the purchaser.

WITNESS the parties hereby by their hands and seals the day and year first above written.
In the presence of:

Wade Donald (L.S.)
WITNESS AS TO PURCHASER
Ella Donald
WITNESS AS TO PURCHASER
Wade Donald (L.S.)
WITNESS AS TO SELLER
Ella Donald
WITNESS AS TO SELLER
Richard Jerry Donald (L.S.)
PURCHASER
Mary F. Donald
Willard E. Darby (L.S.)
SELLER
Faye S. Darby

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Person appeared before me Wade Donald and Ella Donald
made of their own free will and legal mind a certain Purchaser and Seller
instrument, and the execution of the same was witnessed by me and the execution

Subscribed to before me on this 24th day of November, 1976
Bertram P. Cobb (SEAL)
Notary Public, S.C.

Wade Donald
Wade Donald

RECORDED NOV 26 '76 At 8:33 A.M. 14420

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