

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

This contract made and entered into by and between

ALVIS BROOKS AND JERRY T. BROOKS

hereinafter referred to as the Seller(s) and KENNETH R. LEDFORD, JR. AND BRENDA T. LEDFORD

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina,

SEE REVERSE SIDE FOR DESCRIPTION

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of FOUR THOUSAND-THREE-HUNDRED-(\$4,300.00) Dollars for said lot(s) as follows:  
One Thousand Three Hundred (\$1,300.00) Dollars at closing and the balance of Three Thousand (\$3,000.00) Dollars due and payable in three equal, consecutive annual installments of One Thousand (\$1,000.00) Dollars each commencing \_\_\_\_\_, 197

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said lot(s) from and after the date of this contract and will insure all building improvements against loss for the price herein.

In the event any monthly installment is in arrears and unpaid for a period of \_\_\_\_\_ days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 29<sup>th</sup> day of September, 1977.

In the presence of:

*Jan C Willis*  
as to Jerry T. Brooks  
*Jan C Willis*  
as to Alvis Brooks, Kenneth R. Ledford, Jr. & Brenda P. Ledford

(Seller) *Alvis Brooks* (SEAL)  
Alvis Brooks  
(Seller) *Jerry T. Brooks* (SEAL)  
Jerry T. Brooks  
(Seller's Wife) \_\_\_\_\_ (SEAL)  
(Purchaser) *Kenneth R. Ledford Jr.* (SEAL)  
Kenneth R. Ledford, Jr.  
(Purchaser) *Brenda T. Ledford* (SEAL)  
Brenda T. Ledford

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SEE REVERSE SIDE FOR ADDITIONAL PROBATE

Personally appeared before me \_\_\_\_\_ the undersigned witness \_\_\_\_\_ and made oath that he saw the within named JERRY T. BROOKS

sign, seal and as \_\_\_\_\_ his \_\_\_\_\_ act and deed deliver the within written Bond for Title, and that he, with the other witness subscribed above \_\_\_\_\_ witnessed the execution thereof.

Sworn to before me this 22<sup>nd</sup> day of September, 1977

*Bob O. [Signature]* (SEAL)  
Notary Public for South Carolina

My commission expires: 2-28-83

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