

YOUNTS, GROSS, GAULT & SMITH

FIVE STAR REALTY
P. O. BOX 655

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GR... FILED
S... S.C.
S... PH (803)
SIMPSONVILLE, S. C. 29681
Bus. (803) 963-3741 · Res. (803) 963-7633

STATE OF SOUTH CAROLINA)

CONTRACT FOR DEED

COUNTY OF Greenville)

THIS AGREEMENT made and entered into this 5th day of October
1977, by and between Walter F. Walden of Greenville County, South
Carolina, hereinafter called Seller, and Floyd J. Horton, Sr.
hereinafter called Buyer.

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Buyer, and the
Buyer hereby agrees to buy at the price and at the terms hereinafter set forth,
the following described lot or parcel of land situate in the County of
Greenville, State of South Carolina, being described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the state
of South Carolina, County of Greenville, containing 22.7 acres as shown on a plat
prepared by P. H. Walker, R.L.S. October 1977, and having the following metes and
bounds to wit; description given on reverse side.

The purchase price which the Buyer shall pay for the said property
is the sum of \$ 22,700.00, which sum shall be paid as follows:

\$5 downpayment and the balance to be financed for (20) twenty years at (9)
nine percent interest. Monthly payments are to be \$244.24.

1st payment due 11-5-79

All payments are to be made payable to Walter F. Walden Rt. 3, Box 255
Mountain Inn, S.C. 29644.

The Buyer further agrees to pay prorated taxes on the real estate in
question for the current year by the first day of December of the current year.
Thereafter, the Buyer agrees to pay all real estate taxes thereon by December
15th of each year.

Upon full payment of said purchase price of said property and interest
thereon as the same becomes due and payable, the Seller covenants to convey
the said property or cause the same to be conveyed to the Buyer or his Assigns,
by deed with general warranty, free and clear of all liens and encumbrances,
save and except taxes not now due and payable and subject to the reservations
and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in
the manner and at the time above set forth, time being declared of the essence
of this contract, and in the event of fifteen (15) days default by the Buyer in
making any of the payments herein provided for, then, at the option of the
Seller all rights and interest of the Buyer under this Agreement may thereupon
be declared terminated by the Seller, and in such event all money paid by the
Buyer under the provisions of this Agreement may be retained by the Seller as
rental or liquidated damages of said property, and said Contract shall there-
after be cancelled, or the Seller may take and enjoy any other remedy which
may be proper in the premises.

The annual percentage rate of this Contract is %.

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