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BOOK 1117 PAGE 583

The State of South Carolina
COUNTY OF GREENVILLE

DOHN... LAMERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: R. Larry Rochester, hereinafter referred to as "Seller" has ~~have~~ agreed to sell to

Tommy J. Bagwell and Diane C. Bagwell, hereinafter referred to as "Purchasers" a certain lot or tract of land in the County of Greenville, State of South Carolina, further described as:

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Tanglewood Drive near the city of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 66, on revised plat of Section 1, Sheet 1 of Section 11, Tanglewood, Plat of which is recorded in Plat Book GG at Page 57, said lot having such metes and bounds as shown thereon.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of ~~Thirty-Two Thousand Nine Hundred and no/100th~~ ^(\$32,900.00) Dollars in the following manner Two Thousand Five Hundred (\$2,500.00) Dollars in cash paid this date receipt of which is acknowledged; seller to finance \$30,400.00 for 25 years at 12% interest per annum. 18 months from date seller to convey clear marketable title and take a first mortgage on ~~until the full purchase price is paid, with interest on same from date of~~ ^{balance due.} ~~per cent, per annum~~ until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition the sum of a reasonable amount dollars for attorney's fees, as is shown by their note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due seller shall be discharged in law and equity from all liability to make said deed, and may treat said purchasers as tenant holding over after termination, or contrary to the terms of this lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 17th day of December A. D., 1979.

In the presence of:
W. Dennis Chewbur
R. A. Gault
Tommy J. Bagwell (Seal)
Diane C. Bagwell (Seal)
R. Larry Rochester

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