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STATE OF SOUTH CAROLINA

CONTRACT FOR DEED

OF GREENVILLE ) COUNTY

THIS AGREEMENT made and entered into this 254 day of January, 1980, by and between Billy B. Boyer and Marian S. Boyer, of Greenville, South Carolina, hereinafter referred to as "Sellers", and Jeffry C. Warrington and Joyce S. Warrington, of Greenville, South Carolina, hereinafter referred to as "Buyers".

## WITNESSETH:

The Sellers hereby contract and agree to sell to the Buyers, and the Buyers hereby agree to buy at the price and at the terms hereinafter set forth, the following described 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 County of Greenville, State of South Carolina, being known and designated as Lot No. 74 of SUNNY SLOPES Subdivision, Section One, according to a plat thereof prepared by C. O. Riddle, Surveyor, dated February 8, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 3 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

The purchase price which the Buyers shall pay for the said property is the sum of \$31,500.00, which sum shall be paid as follows:

> Due and payable at the rate of \$288.15 per month beginning one month from date and continuing each and every month thereafter until paid in full with payments to be applied first to interest and balance to principal, together with interest from date at the rate of 10-1/2% payable monthly.

All payments are to be made payable to Billy B. Boyer and Marian S. Boyer, 312 Pryor Road, Taylors, South Carolina 29687.

The buyers further agree to pay the taxes on the real estate in question for the current year by January 10, 1981.

Upon full payment of said purchase price of said property, the Sellers covenant to convey the said property or cause the same to be conveyed to the Buyers, or their 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 Buyers agree 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 sixty (60) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Sellers, all rights and interest of the Buyers under this Contract may thereupon be declared terminated by the Sellers and in such event all money paid by the Buyers under the provisions of this Contract may be retained by the Sellers as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Sellers may take and enjoy any other remedy which may be proper in the premises.

IN THE PRESENCE OF:

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