

The State of South Carolina )  
COUNTY OF GREENVILLE ) S.C.

1122-256

KNOW ALL MEN BY THESE PRESENTS: Frank Macchiaverna

SONS OF LIBERTY have agreed to sell  
to H. David Leonard, Jr. & Cynthia D. Leonard a certain lot or tract of  
land in the County of Greenville, State of South Carolina, known as Lot 57, Verdin  
Estates, Plat 6H-47, see Deed 1099 - 319, R.M.C. Office for Greenville County,  
Tax No. 290.1-1-57

TERMS OF AGREEMENT: Purchaser to make interest, tax and insurance payments under the  
terms of Bond for Title to Seller until permanent financing is arranged not to  
extend beyond December 30, 1980. Payments to be \$495.00 per month divided as  
and execute and deliver a good and sufficient warranty deed therefor on condi-  
tion that they shall pay the sum of Forty-seven thousand  
Dollars in the following manner Terms cont. \$450.00 interest,  
\$35.00 mo. estimated taxes, and \$10.00 insurance on dwelling. When permanent financing  
is obtained, purchaser to pay own closing costs.

until the full purchase price is paid, with interest on same from date at 8 1/2  
noted 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 proceed-  
ings of any kind, then in addition the sum of Two Hundred (\$200.00) dollars for  
attorney's fees, as is shown by given note of even date herewith.  
The purchaser s agrees to pay all taxes and insurance and furnish evidence of  
insurance to Seller.

PURCHASER shall have the right to prepay the unpaid balance at any time with-  
out penalty. In the event of prepayment, rebate will be calculated on the 78's  
method.

PURCHASER shall not encumber or pledge for a debt, the property described  
without the written permission of the Seller, nor sell this bond without  
written permission of the seller.  
PURCHASER further agrees that from and after the date of acceptance of this  
Contract, he will assume all risk of loss, injury or damage by any means what-  
soever to said lot or to persons or property thereon, and hold SELLER and its  
assigns harmless therefrom. Such assumption or risk is a covenant that shall  
survive the same and purchase and shall be binding upon the successors to BUYER  
in title to said lot and shall not be deemed to have been merged in the above  
mentioned deed.

This Agreement shall bind and inure to the benefit of the parties hereto and  
their successors, heirs and assigns.

It is agreed that time is of the essence of this contract, and if the said  
payments are not made when due they shall be discharged in law and equity  
from all liability to make said deed, and may treat said H. David Leonard, Jr.  
and Cynthia D. Leonard as tenants holding over after termination, or contrary to  
the terms of any lease and shall be entitled to claim and recover, or re-  
tain if already paid the sum of N/A dollars per year  
for rent, or by way of liquidated damages, or may enforce payment of said rate.

In witness whereof, we have hereunto set our hands and  
seals this 12th day of MARCH A.D., 1980.

In the presence of:  
Frank R. Macchiaverna (Seal)  
H. David Leonard Jr. (Seal)  
Cynthia D. Leonard (Seal)  
R. A. Dutt

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