

Real Estate

Loans

Jim Williams
INC.

100 Laurens Road
Greenville, South Carolina 29607
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BOOK 1129 PAGE 274
1568
94
Developers
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GREENVILLE REAL ESTATE BOARD UNIFORM PURCHASE AND SALES CONTRACT

Greenville, S. C., August 23, 1974

This Contract between R. V. Chandler, and Company, Inc. hereinafter called the Seller, and Eddie G. Powell, Jr. hereinafter called the Purchaser, witnesseth That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of Six Thousand Nine Hundred Fifty and No/100 (\$ 6,950.00) Dollars to be paid as follows: \$ 130.00 cash herewith to be held in escrow by Jim Williams, Inc.

and the balance of \$ 6,820.00 to be paid \$120.00 per month on Bond For Title, with interest @ 9% per annum, with first payment to become due October 1, 1974, and future payments due on the first day of each succeeding month thereafter. A fee simple deed is to be given by seller upon payment in full of principal balance.

The Seller agrees to convey the property by good warranty deed, free of encumbrances, liens or assessments on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, taxes, interest and rent (if rented) to be prorated on or before August 30, 1974, 1974. Possession of the premises to be given by closing, 1974.

Time is of the essence of this contract. This written Contract embodies the entire agreement between the parties. All commissions are due and payable to Jim Williams, Inc., upon the closing of this transaction.

Description of Land: House and Lot known as 100 Irene Circle, Greenville, S. C.

Remarks: House is accepted in As Is condition.
Purchaser to pay taxes and insurance from date of closing.

In presence of:

[Signature]
[Signature]

Eddie G. Powell, Jr. (S.)
[Signature] (S.)
[Signature] (S.)
[Signature] (S.)

RECORDED JUL 15 1980 at 2:24 P.M.

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