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GREENVILLE CO. S.C.

NOV 12 30 PM '81

WALTER F. WALKER  
SIMPSONVILLE, S.C.

FIVE STAR REALTY  
P. O. BOX 655  
109 EAST CURTIS STREET  
SIMPSONVILLE, S. C. 29681  
Bus. (803) 963-3741 · Res. (803) 963-7633

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NOV 11 1981

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville ) CONTRACT FOR DEED

THIS AGREEMENT made and entered into this 1<sup>st</sup> day of December 1979, by and between alter F. Walden of Greenville County, South Carolina, hereinafter called Seller, and Jesse And Tanya Brooks 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:

Lot # 4 as shown on a plat prepared by T. H. Walker, R.L.S. and containing 2.5 acres. Property known as Rabon Valley Acres, Nelson Drive.

The purchase price which the Buyer shall pay for the said property is the sum of \$ 5000.00, which sum shall be paid as follows:

\$250 down payment and a balance of \$4750 to be financed for (20) twenty years at (9) nine percent interest. Monthly payments are to be \$42.74 with the first payment due January 1, 1980.

All payments are to be made payable to alter F. Walden, Route 3 Box 255, Fountain 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 thereafter 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 9 %.

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*down payment paid to Walden*

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