

The State of South Carolina
COUNTY OF GREENVILLE
DEPT. OF RECORDS & ADMINISTRATION
GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: CLARENCE WAYNE PHIPPS AND BARBARA L. PHIPPS,
have agreed to sell to
RONALD J. PARKER, a certain lot or tract
of land in the County of Greenville, State of South Carolina, being described as follows:

ALL that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, Town of Simpsonville, being shown and designated as Lot 13 as shown on a plat of Powderhorn, Section I, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 95. Reference to said plat is hereby craved for the metes and bounds description thereof.

ALSO: ALL that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, Town of Simpsonville, being shown and designated as the northern portion of Lot 12 of Powderhorn Subdivision, Section I, which is more particularly described on a plat which has been recorded in the RMC Office for Greenville County.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall pay the sum of \$25,000.00 & the assumption of the existing mortgage Dollars in the following manner \$25,000.00 upon the signing of this document and the balance by assuming the current mortgage payments of \$421.82 per month. Payments shall include taxes and insurance and shall continue in the same amount until the balance of the Sellers' loan is paid in full. The balance of Sellers' loan as of April, 1981, was \$42,618.04. The monthly payments* until the full purchase price is paid, with interest on same from date at 8 1/2% 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 15% for attorney's fees, as is shown by a 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 they shall be discharged in law and equity from all liability to make said deed, and may treat said Purchaser as tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid the sum of \$5,061.12 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 1st day of June A. D., 19 81.

In the presence of:

Smith Hobbs

Janet S. Nelson

Clarence Wayne Phipps (SEAL)
Clarence Wayne Phipps, SELLER

Barbara L. Phipps (Seal)
Barbara L. Phipps, SELLER

Ronald J. Parker (Seal)
Ronald J. Parker, PURCHASER

*are subject to increase as reflected by increases in taxes and insurance. Payments to commence on the 1st day of June, 1981, and to continue on like day thereafter until paid in full.

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