

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE S. C.
JUL 13 10 52 AM '81
COMM. CLERK
WERSLEY

KNOW ALL MEN BY THESE PRESENTS: Terra Oaks, Inc., c/o Charles E. Howard,
P.O. Box 10383, Greenville, S. C. 29603 have agreed to sell to
Vincent W. Herran and Michelle W. Herran a certain lot or tract
of land in the County of Greenville, State of South Carolina, known and designated as Lot
No. 6, on plat of Terra Oaks Subdivision, recorded in Plat Book 7-X
at Page 33 in the RMC Office for Greenville County

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Twenty four thousand five hundred Dollars in the following manner
Four thousand nine hundred dollars down payment and the balance
according to the terms of the note executed of even date herewith
until the full purchase price is paid, with interest on same from date at 12 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 a reasonable amount for attorney's fees, as is
shown by their note of even date herewith. The purchasers agree 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 it shall be discharged in law and equity from all liability to make said deed, and may
treat said Vincent W. Herran & Michelle W. Herran as tenant's holding over after termination,
or contrary to the terms of monthly lease and shall be entitled to claim and recover, or retain if
already paid the sum of Twenty five hundred eighty nine & 96/100 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 10th day of
July A. D., 19 81

In the presence of:

Patricia S. Spanaw
Nell P. Peebles

TERRA OAKS, INC.
BY: John J. Spiris SEAL
John J. Spiris President
William R. Francis (Seal)
William R. Francis, Secretary
Vincent W. Herran (Seal)
Vincent W. Herran
Michelle W. Herran SEAL
Michelle W. Herran

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