

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE LANKERSLEY

RECORDS OF GREENVILLE COUNTY
DOCUMENTARY STAMP
JUL 27 1981
\$10.00

CONTRACT FOR DEED

MAP to
THE DEAN CO
POB 247
SIMPSONVILLE S.C.
29681

BOOK 1152 PAGE 470

THIS AGREEMENT made and entered into this seventh day of July, 1981, by and between James C. and Luona B. Goodwin of Greenville County, South Carolina, hereinafter called Sellers, and Trustees of Simpsonville First Free Will Baptist Church, hereinafter called Buyers.

WITNESSETH:

The Sellers hereby contract and agree to sell to the Buyers, and the Buyers hereby agree 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:
1.0 acres located on Ponderosa Drive, just off East Georgia Road near Simpsonville, South Carolina, as shown on a plat dated February 23, 1978, as prepared by T. H. Walker, South Carolina R.L.S. # 3182, recorded in the Greenville County Courthouse in Book 60 at Page 65.

The purchase price which the Buyers shall pay for the said property is the sum of \$25,000.00, which sum shall be paid as follows:

Payments are to be made monthly in the amount of \$348.00, beginning October 1, 1981 and on the first day of each month thereafter until paid in full. The interest is to be 16% and computed from day of closing.

The Sellers further agree:

1. To accept payment in excess of monthly payments, not to exceed 29% in any one given year.

The Buyers further agree that the premises herein conveyed are subject to the following restrictions until the entire purchase price has been paid to the Sellers:

1. This property shall be used solely and exclusively for Simpsonville First Free Will Baptist Church. Not more than one mobile shall be placed on this tract.
2. Said mobile home must be underpinned on the front, sides and rear, and said underpinning must be approved in writing by the Grantors, their heirs or assigns, as owner or owners of record.
3. With the exception of the existing house the minimum floor area of any dwelling, exclusive of open porches and garages, located on this tract shall not be less than 1,000 square feet of heated floor space. However, a mobile home may have less than 1,000 square feet of heated floor space but must comply with the above restriction No. 2 as to required underpinning.
4. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be, or become, any annoyance or nuisance to the neighborhood.
5. No house, building or mobile home shall be built or placed within Fifty (50) feet of any road or street.

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