

RG 81-125
The State of South Carolina FILED
COUNTY OF GREENVILLE GREENVILLE CO. S.C.

1154-101

AUG 25 8 50 AM '81

KNOW ALL MEN BY THESE PRESENTS: B & B BUILDERS, Inc.
SIGNED R.M.C.

_____ have agreed to sell
to Carol M. Baum a certain lot or tract of
land in the County of Greenville, State of South Carolina,
Lot 67 Cox Drive, Sunny Acres, Plat BB-168

The Purchaser must secure permanent financing within twelve months from the date of
this agreement. Purchaser has paid \$9,000 to seller and will pay monthly payments.

and execute and deliver a good and sufficient warranty deed therefor on condi-
tion that Purchaser shall pay the sum of Three-hundred Fifty-five and
No/100ths--(\$365.00)--- Dollars in the following manner \$9,000 upon signing of this
agreement and monthly payments of \$365.00. The sales price is \$44,900.00.

until the full purchase price is paid, with interest on same from date at As Shown
_____ 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 _____ reasonable _____ dollars for
attorney's fees, as is shown by n/a note of even date herewith.
The purchaser agrees to pay all taxes and insurance and furnish evidence of
insurance to Seller.

PURCHASER shall have the right to prepay the unpaid balance at any time with-
out penalty. In the event of prepayment, rebate will be calculated on the 78's
method.

PURCHASER shall not encumber or pledge for a debt, the property described
without the written permission of the Seller.

PURCHASER further agrees that from and after the date of acceptance of this
Contract, he will assume all risk of loss, injury or damage by any means what-
soever to said lot or to persons or property thereon, and hold SELLER and its
assigns harmless therefrom. Such assumption or risk is a covenant that shall
survive the same and purchase and shall be binding upon the successors to BUYER
in title to said lot and shall not be deemed to have been merged in the above
mentioned deed.

This Agreement shall bind and inure to the benefit of the parties hereto and
their successors, heirs and assigns.

It is agreed that time is of the essence of this contract, and if the said
payments are not made when due Seller shall be discharged in law and equity
from all liability to make said deed, and may treat said Carol M. Baum
_____ as tenant holding over after termination, or contrary to
the terms of _____ any _____ lease and shall be entitled to claim and recover, or re-
tain if already paid the sum of _____ reasonable _____ dollars per year
for rent, or by way of liquidated damages, or may enforce payment of said rate.

In witness whereof, we have hereunto set _____ hand and
seal this 21st day of AUGUST A.D., 1981.

B & B BUILDERS, INC.

In the presence of:

Frank Natus _____ (Seal)
Carol M. Baum _____ (Seal)

DOCUMENTARY
AUG 25 1981

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