

REC'D  
S.C.  
APR 11 1982  
SLEY

BOOK 1162 PAGE 927

STATE OF SOUTH CAROLINA

LAND SALES CONTRACT

COUNTY OF GREENVILLE

THIS AGREEMENT entered into between Danny R. Bowers & Terri R. Bowers, hereinafter called PURCHASER, and Jack F. & Betty M. Bowers, hereinafter called SELLER.

The Purchaser agrees to purchase and the Seller agrees to sell to Purchaser that lot or lots of land known as 2.0 acres, more or less, and being a part of that tract of land as set out in a Mortgage of Real Estate, now satisfied, #21943, recorded in the office of the RMC, Greenville County, South Carolina on October 5, 1971 in Book 45 Page 411 & Book 1208 Page 645. Said 2.0 acres being a part of a total of the 39 acres tract in the State of South Carolina County of Greenville, in Saluda Township, on the southern side of Talley Bridge Road. and the Purchaser agrees to pay therefore the following amount according to the following schedule: (Love Contract)

Total Purchase Price	\$ <u>1,000.00</u>
Cash Deposit (receipt acknowledged)	<u>10.00</u>
and the balance of	\$ <u>990.00</u>

shall be paid in equal monthly installments of \$ 10.00 beginning on the 15th day of March, 1982, and an equal amount on the same day of each month thereafter until paid in full, together with interest at the rate of N/A ( ) per cent per annum to be computed and paid monthly, each payment to be applied first to interest and the balance to reduction of principal, with privilege in the Purchaser to anticipate payment of principal on any payment date without penalty.

Upon payment in full of the above amount specified and upon the terms herein contained, the Seller will convey to Purchaser fee simple title to the described property, free of liens and encumbrances, except for restrictive covenants which are recorded in the Office of Greenville County and rights-of-way and easements of record and as shown upon the subdivision plat.

If the Purchaser should fail to comply with the terms of this Agreement or should fail to make payment as herein provided, Seller may declare this contract breached and any payments theretofore made by Purchaser on account hereof shall be retained by Seller as liquidated damages suffered by the Seller because of the withdrawal of this property from the market for that period, expenses in connection with this sale and rental for the land. This agreement shall be thereupon terminated and all parties shall be thereafter discharged from liability hereunder.

Taxes shall be prorated as of the date of this contract and Purchaser agrees to promptly pay all taxes during the term of this Agreement. If the Purchaser fails to pay all taxes when due, the Seller reserves the right to pay the taxes and add the amount so paid to the balance of the contract and the Purchaser agrees to pay the Seller the amount of the taxes within thirty (30) days after notification by the Seller that the taxes were paid by the Seller. This contract contains the entire Agreement and may not be changed orally. There shall be no express or implied warranties other than those contained herein.

RESTRICTION: None

Seller pays for the deed and purchaser pays for stamp and recording.

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