

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C. LAND SALES CONTRACT

1982

THIS AGREEMENT entered into between Gene & Virginia Powell,
hereinafter called PURCHASER, and John L. Sloan, hereinafter called
SELLER.

The Purchaser agrees to purchase and the Seller agrees to sell to
Purchaser that lot or lots of land known as Lot 16 on plat of Lindsay Acres
recorded plat book 4F page 34 RMC office for Greenville County and the
Purchaser agrees to pay therefor the following amount according to the
following schedule:

Total Purchase Price	\$6,000.00
Cash deposit (receipt acknowledged)	600.00
and the balance of	5,400.00

shall be paid in equal monthly installments of \$77.48 beginning
on the 14th day of June, 1982, and an equal amount on the same day
of each month thereafter until paid in full, together with interest on
the unpaid balance at the rate of 12% 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 amount above 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 RMC Greenville
County and rights-of-way and easements of record and as shown upon the
subdivision plat.

(19)-45-585.2-1-29

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 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 there-
after discharged from liability hereunder.

Taxes shall be pro rated 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.

WITNESS our hands and seals this 14th day of May, 1982.

In the Presence of:

Barbara M. Davis
Emitt H. Cobb
Carole M. Walker
Emitt H. Cobb

Gene K. Powell (SEAL)
Purchaser
Virginia Powell (SEAL)
Purchaser
John L. Sloan (SEAL)
Seller

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