

STATE OF SOUTH CAROLINA

BOND FOR TITLE 1108-192

COUNTY OF GREENVILLE

S. C.  
MAY 1982  
SLEY

SUNBELT PROPERTIES

This contract made and entered into by and between

hereinafter referred to as the Seller(s) and ALFRED P. SELLARS, JR. AND JULIE SELLARS

hereinafter referred to as the Purchaser(s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of GREENVILLE, State of South Carolina, known as Lot 42, Woodridge Circle, Windsor Park Subdivision, tax map M9.2-1-49.

15-(799) M9.2-1-49 (NOTE)

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Seller a total of Forty-Four Thousand Five hundred and 00/100 Dollars for said property as follows: \$2,000.00 downpayment at closing, with the balance to be paid in monthly installments of \$424.25 each, at 11 1/2% interest, (based on a 25 year term) and a balloon payment of the balance due at the end of the third year, from date of closing. First payment due June 1, 1982.

IT IS UNDERSTOOD AND AGREED, that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller copy of insurance policy. In the event any due installment is in arrears and unpaid for a period of 30 days, this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price above set forth, the Seller does hereby agree to execute and deliver to said Purchaser a good, fee simple general warranty deed to said property with dower renounced thereon. Any title defects or encumbrances to be cleared at expense of Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of May, 1982.

In the presence of:

Barbara M. Spivey  
Barbara M. Spivey  
H. Michael Spivey  
H. Michael Spivey

SUNBELT PROPERTIES  
(Seller) by: Donald F. Waggoner (SEAL)  
Donald F. Waggoner (SEAL)  
(Seller) (SEAL)  
(Seller's Wife) (SEAL)  
(Purchaser) Alfred P. Sellars, Jr. (SEAL)  
Alfred P. Sellars, Jr. (SEAL)  
(Purchaser) Julie Sellars (SEAL)  
Julie Sellars (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named purchasers and as the purchasers act and deed deliver the within written Bond for Title and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th

day of May, 1982

H. Michael Spivey (SEAL)  
Notary Public for South Carolina  
My Commission expires: 1/24/83

RECORDED JUN 4 1982 at 4:12 P.M.

27255

RECORD

4328 RW-2