

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OR

REC'D S.C. DEEDS Vol 1181 pg 122
JAN 18 AM '83
WERSLEY
BOD FOR TITLE

This contract made and entered into by and between Carl D. Neal
and Elizabeth M. Neal hereinafter referred to as the
Seller (s) and Toney N. Madden and Deborah S. Madden
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 or land situate, lying and being in the County of
Greenville, State of South Carolina, being known and designated as
Lot #3, Rebecca Acres, as shown on Plat recorded in the RIC office for Greenville
County in Plat Book 4G at Page 171; reference to said plat is hereby craved for a
more particular metes and bounds description as appear thereon.

In consideration for said premises, the Purchaser agrees to pay the
Seller a total of Six Thousand Three Hundred Dollars (\$6,300.00)
Dollars for said property as follows: Three Hundred Dollars (\$300.00) down at closing,
with the balance of Six Thousand Dollars (\$6,000.00) to be paid in sixty (60) equal
monthly installments of One Hundred Twenty-One and 66/100 Dollars (\$121.66) each
including principal and interest at the rate of eight (8) percent per annum, with
payments beginning on February 5, 1983.

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 with
a copy of insurance policy.

In the event any due installment is in arrears and unpaid for 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 set forth above, the Seller does
hereby agree to execute and deliver to the Purchaser a good, fee simple, general
warranty deed to said property with covenants thereon. Any title defects
or encumbrances to be cleared at the expense of the 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. This contract is binding upon the under-
signed and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and seals this 18
day of January, 1983.

IN THE PRESENCE OF:

Janet L. Goodman
Barry O. Lind

Carl D. Neal (SEAL)
Carl D. Neal, Seller
Elizabeth M. Neal (SEAL)
Elizabeth M. Neal, Seller
Toney N. Madden (SEAL)
Toney N. Madden, Purchaser
Deborah S. Madden (SEAL)
Deborah S. Madden, Purchaser

17(35) 554-3-1-3 (NOTE)
0310
JAN 19 83
054

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PRIVATE

Personally appeared the undersigned witness and made oath that (s) he
the within named Seller (s) and Purchaser (s) sign, seal and as their act and
deliver the within Bond for Title and that (s) he with the other witness subscribed
witnessed the execution thereof.

SWORN to before me this 18th day
of January, 1983.
Barry O. Lind (SEAL)
Notary Public for South Carolina
My Commission Expires: 2-28-87

RECORDED JAN 19 1983
at 10:28 A.M.

Janet L. Goodman

17(35)

210

4325 RV-21