

THIS AGREEMENT made and entered into this 5th day of February 19 83, by and between Deco of Ware Place, Inc. of Greenville County, South Carolina, hereinafter called Seller, and Jewell Paxton hereinafter called Buyer.

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, being described as follows:

Tracts 14 and 15 as shown on a plat prepared by James R. Freeland RLS. Tract 14 contains 4.90 acres and tract 15 contains 3.98 acres for a total of 8.88 acres. Buyer hereby gives seller right to obtain credit information.

The purchase price which the Buyer shall pay for the said property is the sum of \$ 24,900.00, which sum shall be paid as follows:

Buyer has paid a total of \$1,900.00 down. Seller is financing the remaining \$23,000 on this Contract For Deed for ten (10) years at 12% interest. Monthly payments to be \$329.99, beginning March 5th 1983 and on the 5th day of each month until paid in full. This property is subject to the restrictions attached.

All payments are to be made payable to Deco of Ware Place, Inc. P. O. Box 247 Simpsonville, S. C. 29681

The Buyer further agrees to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the Buyer agrees to pay all real estate taxes thereon by December 15th of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his Assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of fifteen (15) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this Contract is 12 %.

The buyer may rescind or cancel this Contract without any penalty or obligation and receive a full refund by notifying the Seller in writing at The Dean Company, POB 382, Simpsonville, South Carolina, 29681, within three (3) business days from the date of Contract.

This Contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the Agreement herein contained and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire Agreement between the Seller and the Buyer relative to the property described herein and the Buyer acknowledges receipt of a copy of this Contract for Deed.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals the day and year first above written.

WITNESSED:

James C. Morley Jr  
Danya K. Reader

Deco of Ware Place, Inc. (L.S.)  
Seller

James C. Morley Jr (L.S.)  
Seller

James C. Morley Jr  
Danya K. Reader

Jewell Paxton (L.S.)  
Buyer

\_\_\_\_ (L.S.)  
Buyer

24(5) 579.2-1-32 \$33 (Note)

4.00(1)

0900

4328 RV-2