



SOUTHLAND PROPERTIES, INC.  
BUILDERS - REALTORS - DEVELOPERS

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100A TOWER DRIVE - P.O. BOX 6969  
GREENVILLE, SOUTH CAROLINA 29606 - (803) 232-5301

PURCHASE AND SALES CONTRACT

Date December 30, 1975

This Contract between Southland Properties, Inc. hereinafter  
called the Contractor, and W. Lewis and wife Sara E. Maddon  
hereinafter called the Purchaser, witnesseth:

That the Contractor agrees to build and the Purchaser agrees to buy the property hereinafter described for the  
sum of \$ 69,160.00 Sixty Nine Thousand One Hundred Sixty Dollars.

Sale Price \$ 69,160.00  
Amount of Cash \$ 4,000.00  
Balance \$ 65,160.00

To be paid in the following manner: (1) \$4,000.00 when loan application with  
SCN is approved (2) Proceeds from a \$42,000 Construction  
loan which will be dispensed by SCN (3) \$22,160 when house  
is completed and accepted by SCN and Purchaser. All deposits  
will be returned if Purchaser is unable to obtain a satisfactory  
\$42,000.00 Const. loan and a Permanent loan of \$42,000 @ 7 1/2% for 30 yrs.

~~The Seller agrees to convey the property by good warranty deed, free of encumbrances, except~~  
Contractor agrees to build the house as described before, free of encumbrances,  
on payment of the purchase price as above provided, ~~subject to existing mortgages and liens.~~ Seller  
~~will pay stamps on deed and his pro-rated share of taxes. Purchaser will pay all other closing costs. This~~  
Contract shall be closed on or before May 15, 1976

Description of Property: House to be built on lot 27  
Stratton Place Subdivision, Greenville, S.C. (lot is currently  
owned by Purchaser) in accordance with the Attached  
Plans 2-A + 2-B dated November 25, 1975, and prepared by  
Charles F. Gearty, Jr. AIA. Specifications will be prepared by  
Southland Properties, Inc. and approved by Purchaser.  
This contract is contingent on Purchaser's approval of specifications.

This Contract when ratified by the Purchaser-Seller contains the final and entire agreement between the  
parties hereto and the Seller shall not be bound by any terms, conditions, statements or representations  
oral or written, not herein contained.

Remarks: Purchaser will pay all discount points, closing costs,  
prepaid expenses and any other cost associated with  
obtaining the construction and permanent loans.

In presence of:

Audene B. Hudgins  
Audene B. Hudgins  
Audene B. Hudgins

Southland Properties, Inc.  
By: R. Gerald Lee  
~~Seller Contractor~~  
W. Lewis Maddon  
Purchaser  
Sara E. Maddon  
Purchaser

THIS IS A LEGALLY BINDING CONTRACT - WE SUGGEST YOU CONSULT WITH YOUR ATTORNEY

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