Kennsth E. Sole Attorney At Law

Greenville, S. C. 29601

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STATE OF SOUTH CAROLINA)

CONTRACT OF SALE

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COUNTY OF GREENVILLE)

This agreement executed this 6th day of May, 1976 between Walter Thomas Jordan, Seller, and Kenneth E. Sowell, Purchaser.

Purchaser agrees to purchase and seller agrees to sell that certain house and lot with boat dock fronting on Saluda Lake in Greenville County as shown on a plat of the property of Walter Thomas Jordan prepared by Jones Engineering Service dated Jan. 22, 1976 having the following dimensions: 11 x 27 x 88.3 x 51 x 81.5 x 121 x 2.1. Seller agrees to convey a good marketable fee simple title to such, with deed stamps attached.

The purchase price shal be Twenty-One Thousand (\$21,000.) Dollars, to be paid as follows: \$100 to be paid to Hav-A-Home Realty at the execution of this contract, \$2,000. cash at closing, and \$18.900 cash at closing as proceeds of a commercial loan in the amount of \$18,900 payable in 25 years. If purchaser shall be unable to obtain such loan, this contract shall be terminated at the option of purchaser and all monies paid hereunder shall be returned to purchaser.

Upon default in the terms of this contract by purchaser, seller shall retain all sums paid hereunder at the time of default as liquidated damages. Upon default by seller, purchaser shall have the right to enforce such contract by an action for specific performance or for damages.

All furniture and appliances in such home or outbuildings on May 3, 1976 shall remain and shall be transfered to purchaser with the exception of the television set, which shall remain the property of seller. Air conditioners (3) and electrical wiring and appliances shall be in good working order, and seller warrants that the roof is in good condition and that such home is not termite infested. In the event of damage or destruction of the home prior to closing, said contract shall be terminated, or enforced, with pro-rata reduction in purchase price, at the option of purchaser. Taxed shall be prorated as of the date of closing.

Closing shall be as rapidly as reasonably possible after obtaining such loan mentioned above. Closing shall occur at the offices of Eddie R. Harbin, attorney at law.

PURCHASER

STATE OF SOUTH CAROLINA)

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AFFIDAVIT

COUNTY OF GREENVILLE)

Personally appeared before me the undersigned who, first being duly sworn, states that (s)he saw the above purchaser and

seller sign, seal and as their acts and deeds deliver the above agreement, and that (s)he, along with the other witness above

witnessed the execution thereof.

SWORN TO BEFORE ME

MAY 6, 1976

RECORDED VEY 7 '76 At 10:28 A.M.

FOR SOUTH CAROLINA- MY COMMISSION EXPIRES: