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DONNIE S. TANKERSLEY

R.M.C.
STATE OF SOUTH CAROLINA) SALES CONTRACT
COUNTY OF GREENVILLE)
This contract between Herbert J. Castellani , lereinafter called the Seller, and John Hamberis and Olga Hamberis , lereinafter called the Purchaser,
WITNESSETH:
That the Seller agrees to sell, and the Purchaser agrees o buy the property hereinafter described for the sum of Fifty-two Thousand and no/100 Dollars
Sale Price \$52,000.00 Binder payment 1,000.00 (receipt of which is hereby acknowledged) Balance of \$51,000.00
o be paid in the following manner: at closing.
the binder payment referred to above is to be held in escrow byseller The Seller agrees to convey the property by good warranty deed, free of encumbrance
iens or assessments on payment of the purchase price as above provided, subject o existing easements, rights-of-way, restrictions, and zoning ordinances provided such do not render title unmarketable, or the property unusable for the purpose intended. Insurance to be prorated or cancelled at option of furchaser on closing date.
ransaction to be closed, taxes, interests and rents (if rented) to be prorated on or before August 6, 19 76. Possession of the premises liven by August 6, 19 76.
t is expressly agreed that upon the event of any default or failure on the eart of the purchaser to comply with the terms and conditions of this contract the binder shall be forfeited by the purchaser to the seller.
Time is of the essence of this contract. This written Contract embodies the entire agreement between the parties. This is a legally binding contract; herefore, if not understood, seek competent advice.
Description of Land: Lot 77, Pelham Estates, Cape Charles Court
Remarks: Purchaser has the option of assuming seller's mortgage loan at Fidelity Federal Savings & Loan Association

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