GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA)

CONTRACT FOR SALE OF REAL ESTATE

COUNTY OF GREENVILLE

Marie Company

This agreement made and entered into this 28 th day of October, 1975 by and between Velma H. Chavis, hereinafter referred to as Seller, and George Lee Baker and Thelma Ballew Baker, hereinafter referred to as Purchaser.

WITNESS

The Seller hereby agrees to sell and convey unto the Purchaser the following described real estate in the County of Greenville, State of South Carolina, to wit:

All that lot of land and both houses shown at the Southeastern portion of Lot #70 on a plat recorded in Plat Book F at page 126, of the public records of Greenville County, South Carolina, and more fully described as follows:

"Beginning at an iron pin on the northern side of Douglas Avenue (now known as Oconee Avenue) at the joint front corner of lots #69 and 70, and running thence with the line of lot #8, in a Northeastern direction 122.1 feet to pin; thence N. 59 W. 37½ feet to iron pin; thence in a Southwestern direction 118.7 feet to iron pin on Oconee Avenue thence with Douglas Avenue, S. 59 E. 372 feet to the point of beginning;"

subject to the following terms and conditions:

- 1. The agreed sale and purchase price is Ten Thousand Five Hundred Eighty-nine and 76/100 (\$10,589.76) Dollars payable at One Hundred Ten and 31/100 (\$110.31) Dollars per month, beginning on the 25th day of November 1975, and continuing fifteenth (15th) day of each month until paid in full.
- 2. The Purchaser further agrees to accept the property in its present condition, and agrees to keep said property in a good state of repair, at their own expense, during the period of this contract.
- 3. It is mutually agreed that time is of the essence of this contract and should the Purchaser default in the payment of any monthly installment or fail to pay or promptly discharge all other obligations of this contract for a period of thirty (30) days after the payment is due, then the Seller shall have the right to immediately terminate this contract, take possession of the premises, and all sums paid by the Purchaser prior to said default shall be forfeited to the Seller as liquidation damages for the breach of this contract and as rent for the premises.

Page One

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