OUNTERSTANDED SERVICE

WEL 1046 Mag. 656

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

LAND SALES CONTRACT

v ~	THIS AGREETENT entered into between Mr. and Mrs. Ro ger and Mathryn Alice Bailey ,hereinafter called PURCHASER, and		
•	Glenn William Fert , hereinafter called SELLER.		
6	The Purchaser agrees to purchase and the Seller agrees to sell to Purchaser that lot or lots of land known as Lot # 10 on Carole Drive in the County of Greenville, just of off Highway # 110.  and the Purchaser agrees to pay therefor the following amount according to the following schedule:		
	Total Purchase Price \$2,695.00		
	Cash deposit (receipt acknowledged) 200.00		
.3	and the balance of 2,495.00		
Ć	shall be paid in equal monthly installments of \$1000 beginning		

shall be paid in equal monthly installments of  $\frac{3}{10.00}$  beginning on the 20 day of December, 19 76, and an equal amount on the same day of each month thereafter until paid in full, together with interest at the rate of Eccent (3) per cent per annum to be computed and paid monthly, each payment to be applied first to interest and the balance to reduction of principal, with privilege in the Purchaser to anticipate payment of principal on any payment date without penalty.

Upon payment in full of the smount above specified and upon the terms herein contained, the Seller will convey to Purchaser fee simple title to the described property, free of liens and encumbrances, except for restrictive covenants which are recorded in the Office of RMC. Office in County and rights-of-way and easements of record and as shown upon the subdivision plat.

If the Purchaser should rail to comply with the terms of this Agroement or should fail to make payment as herein provided, Seller may declare this contract breached and any payments theretofere made by Purchaser on account hereof shall be retained by Seller as liquidated damages suffered by Seller because of the withdrawal of this property from the market for that period, expenses in connection with this sale and rental for the land. This agreement shall be theroughn terminated and all parties shall be thereafter discharged from liability hereunder.

Taxes shall be prorated as of the date of this contract and Purchaser agrees to promptly pay all taxes during the term of this Agreement. If the Purchaser fails to pay all taxes when due, the Seller reserves the right to pay the taxes and add the amount so paid to the balance of the contract and the Purchaser agrees to pay the Seller the amount of the taxes within thirty (30) days after notification by the Seller that the taxes were paid by the Seller. This contract contains the entire Agreement and may not be changed orally. There shall be no express or implied warranties other than these contained herein.

It is understood that this contract shall not be binding until signed by an officer of the Seller and if it should not be signed by Seller within thirty (30) days, then any deposit made by Purchaser shall be returned in full.

	WITNESS our hand and seals this 21 day of November		
19_76.	Roger Bailey (SE	AL	
31 Haames) Dr.	Purchasor <u>Fathern alice Bailey</u> (SE	AL	
2 960 g	Furchaser (SE		
Soldon E) People	SPLLER		

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