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STATE OF SOUTH CAROLINA ) CONTRACT OF SALE COUNTY OF GREENVILLE )

This Contract of Sale entered into at Simpsonville, South Carolina, this 22nd day of August, 1977, by and between RICHARD B. BENTON, JR. and MARTHA O. BENTON, hereinafter called "Sellers", and FAYE L. MELTON, hereinafter called "Purchaser".

## WITNESSETH:

The Sellers above named covenant and agree to sell and convey that certain lot of land with building thereon located and known as Lot No. 53 of Poinsettia Subdivision, Section I, as shown by plat thereof recorded in Plat Book BBB at page 103, unto the Purchaser upon the following terms and conditions:

- 1. The total sales price shall be THIRTY-FOUR THOUSAND NINE HUNDRED AND NO/100THS (\$34,900.00) DOLLARS, payable as follows: the sum of Three Thousand Five Hundred and no/100ths (\$3,500.00) Dollars, payable upon the execution hereof, receipt of which is hereby acknowledged, said sum shall be applied upon the purchase price, the balance of which shall be paid in full at closing in cash. The sum of Three Thousand Five Hundred and no/100ths (\$3,500.00) Dollars aforementioned and payable prior to closing shall be considered a binder and not be returnable unless Sellers fail to tender a good, fee simple deed at closing.
- 2. The closing of the sale is to be on or before October 30, 1977.
  - 3. Taxes are to be pro-rated as of the dateof closing.
- 4. Upon the tender of the purchase price by the Purchaser, the Sellers will execute a good, fee simple general warranty deed with all necessary revenue stamps paid by the Sellers.
- 5. This contract shall take effect upon execution by all parties.

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