FILED GREENVILLE CC. S. C.

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

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CONTRACT OF SALE

## WITNESSETH:

That the Purchaser agrees to buy and the Seller agrees to sell all that certain piece, parcel or lot of land with the buildings and improvements thereon, located in the City of Greenville, County of Greenville, State of South Carolina, and being described as follows: #106 Byrd Boulevard and designated on the Greenville County Block Book on Sheet 207, Block 1, Lot 12.

The purchase price is One Hundred Fifteen Thousand and No/100 (\$115,000.00) Dollars, to be paid as follows: Five Thousand and No/100 (\$5,000.00) Dollars deposit herewith which shall be held in escrow by the law firm of Leatherwood, Walker, Todd and Mann, and One Hundred Ten Thousand and No/100 (\$110,000.00) Dollars upon delivery of a deed as hereinafter provided.

Taxes for the year 1978 shall be prorated as of the date of the delivery of the deed.

Seller agrees to convey by good and marketable fee simple title and deliver a general warranty deed free of encumbrances, with all stamps affixed thereto. The date of closing shall be on or before September 1, 1978, at the offices of Haynsworth, Perry, Bryant, Marion & Johnstone, with possession of premises given on the date of closing.

If prior to closing the property herein referred to is destroyed wholly or partially by fire or other casualty, Purchaser shall have the option for ten (10) days thereafter of proceeding hereunder with an agreed adjustment in the purchase price or of terminating this agreement and being repaid all amounts paid hereunder.

The Seller agrees to furnish a termite certificate on the date of closing stating that this property is free of termite infestation or structural damage due to termite infestation. This termite certificate will be furnished

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