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STATE OF SOUTH CAROLINA);

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CONTRACT FOR DEED

COUNTY OF GREENVILLE

THIS AGREEMENT made and entered into this the day of the last of last of the last of the last of last of the last

WIINESSETH:

The Seller hereby contracts and agrees to sell to the Buyers, and the Buyers hereby agree to buy at the price and at the terms hereinafter set forth, the following described property situate in the County of Greenville, State of South Carolina, being described as follows:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Idlewild Avenue, being known and designated as Lot No. 7 on a plat entitled "IDLEWILD Subdivision" recorded in the RMC Office for Greenville County in Plat Book 4-N at Pages 54 and 55, and being more particularly described according to a plat entitled "Property of Raymond R. Hargrave, Jr. and Linda A. Hargrave", made by Ronald E. Blackmore, K.L.S., dated September 10, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Idlewild Avenue at the joint front corner of Lots 6 and 7 and running thence along the southwestern side of Idlewild Avenue, S.45-26 E. 90 feet to a point; thence following the curve of the intersection of Idlewild Avenue and Prestbury Drive, S.56-58 W. 30.5 feet to a point; thence along the rear of Lot 7, N.45-26 W. 82 feet to a point; thence N.44-34 E. 125 feet to a point, the point of beginning.

The purchase price which the buyers shall pay for the property is the sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which sum shall be paid as follows: \$2,000.00 in cash, the receipt of which is hereby acknowledged; and the barance of \$23,000.00 shall be due and payable as follows: Interest only for a period of one (1) year in the amount of \$239.58 beginning May 1, 1980, representing interest at the rate of 12-1/2% with the principal due in full on or before March 28, 1981.

The Buyers further agree to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the buyers agree to pay all real estate taxes thereon by December 31st of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyers or their assigns, by deed with remeral warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyers agree to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this Contract, and in the event of sixty (60) days default by the Buyers in making any of the payments herein provided for, then at the option of the Seller all rights and interests of the Buyers under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyers under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

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