STATE OF SOUTH CAROLINA .)

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SLEYCONTRACT FOR DEED

COUNTY OF GREENVILLE

THIS AGREEMENT made and entered into this 8th day of August, 1980, by and between L. REEVES DABNEY AND BARBARA G. DABNEY, of Greenville County, South Carolina, hereinafter called SELLERS, and WILLIAM B. DUNSON, II AND MARY LYNN DUNSON, hereinafter called BUYERS.

WITNESSETH:

The Sellers hereby contract and agree to sell unto the Buyers, and the Buyers to buy at the price and at the terms hereinafter set forth, the following described parcel of land situate in the County of Greenville, State of South Carolina, as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the southeastern side of East North Street and being known and designated as Lot No. 6 of OVERBROOK LANE COMPANY, according to a plat thereof, dated September 17, 1913, recorded in the RMC Office for Greenville County in Plat Book E at Page 251 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

The purchase price which the Buyers shall pay for the said property is the sum of Twenty-Five Thousand Five Hundred and No/100 (\$25,500.00) Dollars, which sum shall be paid as follows:

All payments are to be made payable to Mr. and Mrs. L. Reeves Dabney, 11 Redfox Court, Greenville, South Carolina 29615

The Buyers further agree to pay prorated taxes on the real estate in question for the current year by the first date of December of the current year. Thereafter, the Buyers agree to pay all real estate taxes thereon by December 15th of each year.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Sellers covenant to convey the said property or cause the same to be conveyed to the Buyers or their assigns, by deed with general 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 Sellers all rights and interest of the Buyers under this Contract may thereupon be delcared terminated by the Sellers, and in such event all money paid by the Buyers under the provisions of this Contract may be retained by the Sellers as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Sellers may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this Contract is ten (10%) per cent.

MADE.

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