The State of South Carolina) gradu skin 1134 res 173
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COUNTY OF GREENVIALE) Greenville, SC 79609.
KNOW ALL MENUBY THESE PRESENTS: Jeanne D. Threatt
have agreed to sell
to Todd J. Perry and Cheriff. Perry a certain lot or tract of
land in the County of Greenville, State of South Carolina, lot and house at
35 David Street, Greenville, SC as is shown in deed book 978 page 277.
- Monthlypayments are to be postmarked or delivered to seller no later than
the 5th of each month.
The monthly payment will be \$143.71 with first payment Oct. 1980
and execute and deliver a good and sufficient warranty deed therefor on condi-
tion that they shall pay the sum of Fourteen Thousand Five Hundred
and 00/100 Dollars in the following manner \$1,450.00 at closing and
\$13,050.00 payable monthly at 12% over 20 year period. However the entire balance
of mortgage then owing shall be paid in full on September 1, 1990.
until the full purchase price is paid, with interest on same from date at
unpaid to bear interest until paid at same rate as principal, and in case said
sum or any part thereof be collected by an attorney, or through legal proceed-
ings of any kind, then in addition the sum ofreasonabledollars for
attorney's fees, as is shown by note _ of even date herewith.
The purchasers agrees to pay all taxes and insurance and furnish evidence of
insurance to Seller.
PURCHASER shall have the right to prepay the unpaid balance at any time with-
out penalty. Lixxxxixxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xpetchook.
PURCHASER shall not encumber or pledge for a debt, the property described
without the written permission of the Seller
PURCHASER further agrees that from and after the date of acceptance of this
Contract, he will assume all risk of loss, injury or damage by any means what-
soever to said lot or to persons or property thereon, and hold SELLER and its
assigns harmless therefrom. Such assumption or risk is a covenant that shall
survive the same and purchase and shall be binding upon the successors to BUYER
in title to said lot and shall not be deemed to have been merged in the above
mentioned deed.
This Agreement shall bind and inure to the benefit of the parties hereto and
their successors, heirs and assigns. If any three monthly payments are past due they will be removed from the house.
It is agreed that time is of the essence of this contract, and if the said copy
payments are not made when due <u>seller</u> shall be discharged in law and equity
from all liability to make said deed, and may treat said <u>Todd J. Perry and</u>
Cheryl D. Perry as tenants holding over after termination, or contrary to
the terms of any lease and shall be entitled to claim and recover, or re-
tain if already paid the sum of ν/μ dollars per year
for rent, or by way of liquidated damages, or may enforce payment of said rate.
In witness whereof, wt have hereunto set our hands and
seals this 26th day of Statem form A.D., 1910.
Seary this
Jeanne D. Threatt (SEAL)
Jeanne D. Threatt (SEAL)
In the presence of:

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