RE81-59

COUNTY OF GREENVILLE B & B BUILDERS, INC. have agreed to sell

KNOW ALL MEN BY THESE PRESENTS: to DENNIS LEE ELDRIDGE & CHRISTINE A. ELDRIDGE a certain lot or tract of land in the County of Greenville, State of South Carolina, LOT 46, Cox Drive, Sunny Acres Subdivision, Plat Book BB-168 The purchasers herein must secure permanent financing within twelve months, from the date of this agreement. CONSIDERATION FOR THIS CONTRACT IS and execute and deliver a good and sufficient warranty deed therefor on condi-Balance tion that they shall pay the sum of \_ Dollars in the following manner \_\_\_\_\$425.00 to include taxes and insurance. \$190.00 of the \$425.00 per month will be refunded at closing. will escalate one-half percent a month until closing, which is \$218.50.per month until the full purchase price is paid, with interest on same from date at per cent, per annum until paid to be computed and paid annually, and if 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 proceedings of any kind, then in addition the sum of <u>reasonable</u> attorney's fees, as is shown by their notes of even date herewith. The purchaser s agrees to pay all taxes and insurance and furnish evidence of insurance to Seller. This is to be part of the \$425.00 PURCHASER shall have the right to prepay the unpaid balance at any time with-XXXXXX 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 whatsoever 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.

It is agreed that time is of the essence of this contract, and if the said 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 purchases as tenants holding over after termination, or contrary to the terms of any lease and shall be entitled to claim and recover, or rereasonable dollars per year tain if already paid the sum of for rent, or by way of liquidated damages, or may enforce payment of said rate.

In witness who	ereof, <u>we</u>	have hereunto set	our hands and
eals this	day of _	May JULY	A.D., 19 <u>8</u> 1

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