

GREENVILLE S. C.
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VA FORM 26-1830
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NOT PART OF THIS INSTRUMENT. For use in Arizona, Idaho, Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Montana, Nebraska, New Mexico, Oregon, South Carolina, South Dakota, Utah, Washington, Wisconsin, and Wyoming.

INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

1. THIS AGREEMENT, made this 13th day of August 1980, by and between the Administrator of Veterans' Affairs, an officer of the United States of America, whose address is Veterans Administration, in the City of Washington, District of Columbia 20420, hereinafter called "Seller," and his successors in such office, as such, and JERRY M. NEAL AND LINDA J. NEAL whose mailing address is Route 4, Antioch Church Road, Greenville, South Carolina

hereinafter called "Buyer."

2. WITNESSETH: For and in consideration of the sum of one dollar, each to the other in hand paid, and of the mutual covenants and agreements herein, the Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the property and all appurtenances thereto, situated in county of Greenville and State of South Carolina herein referred to as "the property," and more fully described as follows, to wit:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as LOT NO. 53 of IDLEWILD as shown on plat recorded in the R.M.C. Office for Greenville County in PLAT BOOK 4N AT PAGES 54 AND 55, and also shown on a more recent plat of property of William Harrold Horny and Patricia H. Horny, dated August 31, 1972, prepared by Campbell and Clarkson, Surveyors, and having, according to the more recent survey, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern edge of Antioch Church Road at the joint front corner of Lots 52 and 53 and running thence along the joint line of said Lots, S. 3-52 W. 127.2 feet to an iron pin; thence N. 86-36 W. 76.5 feet to an iron pin at the joint rear corner of Lots 53 and 54; thence with the joint line of Lots 53 and 54, N. 0-27 E. 126.4 feet to an iron pin on the southern edge of Antioch Church Road; thence with the southern edge of Antioch Church Road, S. 87-13 E. 84 feet to the point of beginning.

3. This Agreement is made subject to:

- (1) Existing leases and to rights, if any, of persons in possession, if any.
- (2) The general taxes and special assessments which the Buyer hereinafter covenants to pay.
- (3) Building line and building and liquor restrictions of record.
- (4) Zoning and building laws or ordinances.
- (5) Party wall rights or agreements.
- (6) Roads and highways.
- (7) Covenants, conditions, exceptions, reservations, restrictions, or easements of record.

- (8) Rights of all parties claiming by, through, or under the Buyer.
- (9) Any state of facts which an accurate survey would show.
- (10) All unpaid water and sewage-disposal charges for services rendered after the date of delivery of this Agreement.
- (11) All contracts or agreements, recorded or unrecorded, for furnishing gas, electricity, water, or sewage-disposal service.
- (12) The constitution, bylaws, rules, regulations, restrictions, charges, or assessments of any civic improvement or other association, corporation, or district which affect the property.

4. The Buyer shall indemnify and save harmless the Seller from all loss and liability that arise by reason of any and all obligations and liabilities existing or arising out of any of the foregoing matters.

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