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C. Victor Pyle

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STATE OF SOUTH CAROLINA

CONTRACT FOR DEED

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GREENVILLE COUNTY OF

THIS AGREEMENT made and entered into this 12^{16} day of October, 1982, by and between URBAN IAND RESEARCH FOUNDATION, hereinafter called Seller, and CITY VIEW BAPTIST CHURCH OF CITY VIEW, SOUTH CAROLINA, hereinafter called the Buyer.

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Buyer, and Buyer hereby agrees to buy at the price and upon the terms hereinafter set forth the following described parcel of land situate in the County of Greenville, State of South Carolina, to-wit: Tax Map No. 134, Block 2, Lot 3.3 and shown on plat entitled "Complied Plat for Chanticleer Real Estate, Inc." by Webb Surveying and Mapping Co., Inc., dated April 23, 1982, reference to which is hereby made. This is the same property conveyed to the Seller herein by deed from Chanticleer Real Estate, Inc. on April 23, 1982, and recorded in Deed Book 1166 at Page 654.

The purchase price which the Buyer shall pay for the said lot is the sum of \$50,000.00, which money shall be paid as follows: \$25,000.00 to be delivered in cash upon execution, the receipt of which is hereby acknowledged; the remaining balance shall bear interest and have principal payments as follows:

(a)	Time Period	Interest Rate Per Annum
	Interest from date hereof until January 4, 1984	13%
	January 4, 1984 - January 4, 1985	14%

The remaining principal shall be payable at the rate of Two Thousand (\$2,000.00) Dollars per month, beginning December 1, 1982, and a like amount each successive thirty (30) days until paid in full, payments to apoly first to interest and balance to principal, with the agreement that the buyer shall have an additional year to retire the debt should the same become necessary.

The Buyer shall have the right to prepay all or any part of this debt without penalty and any amount so prepaid shall cease to bear interest on the date paid.

All payments are to be mailed, registered or certified mail, return receipt requested, on or before their due date to the Urban Land Research Foundation, 1090 Vermont Avenue, N.W., Washington, D.C. 20005.

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 buyer or his 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 the aforementioned plat.

The Buyer agrees 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 thirty (30) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this Contract may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this Contract may be retained by the Seller as rental of said property, and this Contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This Contract is executed by the Buyer with the understanding and agreement

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