

REAL ESTATE PURCHASE AGREEMENT

R.H.C.

Date April 4, 1982

Account Number 39-1-06

AGENT OF ORIGINAL CREDITOR: Leander, Inc. and Ganymede, Inc.

102 West Stone Avenue, Greenville, Greenville, South Carolina NotarizedDEVELOPER-SELLER SECURED PARTY Same as Above
(Original Creditor)PURCHASER(S)-DEBTOR(S): Dennis E. Odom XOYDADKXXXXXX
(Note: Full name as it appears on Real Estate Deed)136 Barrington Circle, Greer, Greenville, S.C. 29651 (State)HOLDER IN DUE COURSE: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX (State)
(Subsequent Creditor)

The above DEVELOPER-SELLER SECURED PARTY (hereinafter termed "SELLER"), by and through the above AGENT OF ORIGINAL CREDITOR (hereinafter termed "SELLER'S AGENT") hereby agrees to sell, retaining title or a purchase money security interest, and PURCHASER(S)-DEBTOR(S) (hereinafter termed "DEBTOR") hereby agrees to purchase, the following described Real Property (hereinafter termed "COLLATERAL"), upon the express terms and conditions stated hereinafter:

If checked here, COLLATERAL is listed and described on the document evidencing the security interest, a copy of which is being furnished DEBTOR herewith.)

COLLATERAL, consisting of unimproved land except where indicated below, is described as follows:

Tract #6 consisting of 1.15 acres of J. F. Estates located in

Greenville County, S.C. Purchaser agrees to restrictions.

Rest of down payment to be made in 2 installments of 139.29 due May 1 & June 1.

In this Credit Sale DEBTOR, having been quoted both a "time price" and a lesser "cash price," has elected to purchase the COLLATERAL for the "time price," which is the sum of the Cash Price, Other Charges, and the FINANCE CHARGE, i.e., the "Total of Payments," as hereinabove computed and disclosed. In this Consumer Credit Sale, it is agreed that title to such COLLATERAL shall remain in SELLER or its assignee (hereinafter collectively termed "SELLER") until all amounts due hereunder, or in any rearrangement thereof, are fully paid in cash.

The total "Time Price" and the "TOTAL OF PAYMENTS" due SELLER from DEBTOR, are computed and disclosed, as follows:

1. Cash Price	\$ 4485.00
2. Less Total Downpayment	\$ 593.58
3. Unpaid Balance of Cash Price	\$ 3891.42
4. Total Other Charges	\$ 0-
5. Unpaid Balance (incl. Other Charges)	\$ 3891.42
6. Total Premium, Credit Insurance (if any)	\$ 0-
7. Amount Financed	\$ 3891.42
8. FINANCE CHARGE (Time Price Differential)	\$ 3642.18
9. Total of Payments	\$ 7533.60
10. ANNUAL PERCENTAGE RATE:	15 %

DEBTOR agrees to pay the above Total of Payments in monthly installments commencing on July 1, 1982 in 120 equal consecutive payments of \$ 62.78 (Note: 120 payments)

The other terms and conditions of this consumer credit sale of real property are stated specifically in the negotiable instrument - VACANT LOT - LAND, which instrument constitutes a Promissory Note being executed by DEBTOR to further evidence this transaction and also a Truth in Lending Disclosure Statement as required by the Truth in Lending Act. The terms of said agreement, being executed of even date with this REAL ESTATE PURCHASE AGREEMENT, are incorporated herein by reference as fully as if set forth herein verbatim. DEBTOR acknowledges having received a copy of such instrument prior to execution of this Agreement.

DEBTOR herewhore acknowledges Notice of Assignment of this AGREEMENT to the Subsequent Creditor first identified above, if one is in fact named above and further acknowledges SELLER's unqualified right to assign this AGREEMENT in the future, even if a Subsequent Creditor is not named above. The consequences of such assignment are reflected in the aforementioned Promissory Note Disclosure Statement executed by DEBTOR to further evidence his obligations as stated in this AGREEMENT.

In the interest of conserving paper and to avoid repetition, the parties stipulate that DEBTOR's obligations as to "Late Payment Charges" or deficiency charges, his obligation to pay attorneys' fees of SELLER or Holder, and the EVENTS OF DEFAULT applicable to this AGREEMENT are all stated in the aforementioned Promissory Note Disclosure Statement. DEBTOR expressly agreeing to such terms by his execution thereof.

IN TESTIMONY WHEREOF, each DEBTOR has hereunto set his Hand and Seal, on the date first above written

S David P. Smith (SEAL)
(Sales Representative)

(Witness as to DEBTOR)

(Witness as to Co-Debtor)

The foregoing OFFER TO PURCHASE is accepted and the foregoing Consumer Credit Sale is consummated, this the 14th day of April, 1982. LEANDER, INC. AND GANYMED, INC.

BY: Cheryl K. Springer (SEAL)
Secretary

Witness: Mary W. Henry (Continued on next page)
Witness

10(B14) 619.3-2.5 (Note)

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