

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

17 3 1972
ELIZABETH RIDDE
R.M.C.)

CONTRACT FOR DEED

THIS AGREEMENT made and entered into this 15 day of August, 1972, by and between Ernest A. Plummer and Martha W. Plummer, of Greenville County, South Carolina, hereinafter called the Seller, and Henry T. Lancaster and Dorothy C. Lancaster, husband and wife, hereinafter called the Buyer, the stipulations to apply to and bind the heirs, executors, administrators and assigns of the parties.

The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of Greenville, State of South Carolina, being described as follows :

A lot located at 7 Meadors Avenue, Augusta Acres, Greenville County, South Carolina, being the identical parcel of land conveyed to the Sellers herein by Ruth T. Zivkovik by deed recorded in the RMC Office for Greenville County in Deed Book 621 at Page 150 on April 8, 1959, reference to which is hereby made for a more complete description. Said property is subject to restrictive covenants and easements and rights-of-way as appear of record or on the premises.

The purchase price which the Buyer shall pay for the said lot is the sum of \$16,000.00, which sum shall be paid as follows: \$1,000.00 in cash, the receipt of which is hereby acknowledged; and the balance shall be paid in monthly installments of \$122.33 each, beginning one month from the date of this Contract, the deferred payments to bear interest at the rate of 7% per annum.

All payments are to be made to Ernest A. and/or Martha W. Plummer, husband and wife, 2017 Piedmont Road, Eau Claire, Wisconsin, 54701.

The Buyer agrees to pay all real estate taxes and for insurance on the property. Upon payment of 25% of said purchase price for 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 restrictions and conditions set forth herein and on said plat. At such time, the Buyer agrees to execute a note and mortgage on the premises to the Seller for the balance of the purchase price on the same terms as hereinabove set forth.

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