

FILED
GREENVILLE CO. S. C.
SEP 6 9 24 AM '73
DONNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.
SEP 6 9 24 AM '73
DONNIE S. TANKERSLEY
R.M.C.

VOL 983 PAGE 311

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

:::
PURCHASE AND SALE CONTRACT
:::

THIS AGREEMENT between Charles L. Satterfield and Annie Lou Satterfield, hereinafter called Sellers, and William C. Kelly, hereinafter called Purchaser,

WITNESSETH: That the Sellers agree to sell, and the Purchaser agrees to purchase, the following described premises:

(1) Lot No. 111, Pelham Mill Village, plat of which is recorded in Plat Book M, Pages 60 and 61, and being the same property conveyed to Charles L. Satterfield by deed recorded in Deed Book 709, Page 227;

(2) The greater portion of Lot No. 109, Pelham Mill Village, plat of which is recorded in Plat Book M, Pages 60 and 61. Said property being the same conveyed to Sellers by deeds recorded in Deed Book 572, Page 99; and Deed Book 651, Page 434.

Total purchase price of said property is FIFTEEN THOUSAND AND NO/100 (\$15,000.00) DOLLARS, of which amount the sum of ONE THOUSAND FIVE HUNDRED AND NO/100 (\$1,500.00) DOLLARS has been paid (receipt of which is hereby acknowledged). The balance of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$13,500.00) DOLLARS to be paid upon delivery of deed.

Said property to be conveyed by general Warranty Deed, conveying good and marketable title to said premises, free of liens and encumbrances, except for domestic utility lines that may touch upon said property, a 20-foot driveway easement and any right of way granted Greenville County for the purpose of widening "G" Street, upon payment of the balance of the purchase price on or before November 15, 1973.

Sellers to pay for deed and documentary stamps on same.

County property taxes for 1973 to be pro rated upon delivery of deed.

Should Sellers be unable to give title or convey said property as above provided, any and all payments made hereunder shall be refunded in full, and all obligations of the parties hereunder shall terminate.

It is mutually understood and agreed that Sellers have paid County property taxes on behalf of Purchaser for the past four years, in addition to insurance premiums on a six-room block dwelling house located on Lot No. 109, which taxes and premiums are to be reimbursed to Sellers upon closing.

It is mutually agreed by the parties hereto that the agreements contained herein shall be binding upon and inure to the benefit of their respective heirs, administrators, or assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 5th day of September, 1973.

Signed in the presence of:

William C. Kelly
Ruth H. Fowler

Charles L. Satterfield (SEAL)
Seller

Annie Lou Satterfield (SEAL)
Seller

William C. Kelly (SEAL)
Purchaser

-1-

(Continued on Next Page)

4328 NY-2