

GREENVILLE, CO. S. C.

Nov 21 12 13 PM '73

DONNIE S. TANKERSLEY
R.M.C.

BOND FOR TITLE
CONTRACT OF SALE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

*Mail to Bennett Builders
Charles Bennett
3704 White Horse Road
Greenville S.C. 29611*

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BUYER
SELLER

THIS AGREEMENT MADE AND ENTERED INTO THIS 25 day of Sept 1973
between Charles K. Rector hereinafter referred to as the SELLER and
Earl J. Rafter hereinafter referred to as the BUYER.

WITNESSETH: The Seller hereby contracts and agrees to sell to the Buyer
and the Buyer hereby agrees to buy, at the price and upon the terms here in
after set forth, the following described parcel of land situated in the
County of Greenville, State of South Carolina, to-wit: Lot # 5 + 6
of Cedar Hill Subdivision on Woods Drive as on
plat registered in Greenville Co. Court House.

The purchase price which the Buyer shall pay for said land and mobile
home is the sum of 12500 which money shall be paid as follows:
81500.00 in cash, the receipt of which is hereby acknowledged;
and the balance shall be paid 411500.00 (Monthly installments 109.90
and Sept 1, 1973 paid in monthly installments, beginning one month
from the above date, the deferred payments to bear interest at the rate
of 8 1/2% per annum, until the balance is paid.

Buyer is to pay insurance at the end of the present paid up insurance
and furnish evidence of insurance to seller. Buyer will pay taxes on
land and mobile home and any other expenses incurred in connection
with this property.

Upon full payment of said purchase price of property and interest
thereof 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 to
his assigns, by deed with general warranty, free and clear of all liens
and all encumbrances, save and except taxes not now due and payable
and subject to reservations and conditions set forth herein.

The buyer agrees to pay the said purchase price of said property
and interest in the manner and at the time set forth, time being 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
agreement may thereupon be declared terminated by the Seller, and in
such event all monies paid by the Buyer under the provisions of this
agreement may be retained by the Seller as rental of said property, and said
contract shall be cancelled, or the Seller may take and enjoy any other
remedy which may be proper in the premises.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set
their Hands and Seals this 25 day of Sept 1973

WITNESS:

[Signature]
[Signature]

BY: Earl J. Rafter BUYER
(Seal) [Signature] BUYER
(Seal) Charles K. Rector SELLER

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