



C. DAN JOYNER & CO.
745 N. PLEASANTBURG DRIVE • GREENVILLE, S. C. (803) 242-6650



Contract of Sale Vol 1015 Page 100

STATE OF SOUTH CAROLINA
AGREEMENT made this 11th day of February, 19 75

between Leland A. Truax *Wilmington, SC* Purchaser,
and Grove Rd. Baptist Church (James Newman 434-3332) Seller.

Offer Purchaser agrees to buy, and seller agrees to sell, all that lot or parcel of land, with the buildings and improvements thereon, if any, situated in Greenville County, State of South Carolina, and being described as follows:

Description 18 Creek Shore Drive, Greenville, South Carolina

Subject to all covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations.

Price The purchase price is Twenty-thousand five hundred dollars and no/100 (\$ 20,500.00) to be paid as follows: \$ 500.00 herewith which shall be held in trust by C. Dan Joyner & Co., Inc. Agent, and \$ 20,000.00 upon delivery of a deed as

Terms hereinafter provided, and the balance as follows: Purchaser to obtain an 80% regular conventional loan in the amount of \$16,400. for 25 years at 9% with principal & interest

payment of \$137.64 plus approximately \$30 for county property taxes & HO insurance premium.

Adjustments Taxes, interest, water rents, lights and rents (as and when collected) shall be adjusted as of the date of the delivery of the deed. Insurance premiums shall be prorated or the insurance shall be cancelled, at purchaser's option.

Insurance Seller agrees to convey by marketable title and deliver a proper statutory warranty deed with dower duly renounced and free of encumbrances except as herein stated, with all stamps affixed thereto. The deed shall be delivered at the office of _____ and transaction closed

Date of Closing on or before March 15, 19 75.

Possession Possession of said premises will be given purchaser on or before March 15, 19 75.

Fire or Casualty In case the property herein referred to is destroyed wholly or partially by fire or other casualty, purchaser shall have the option for ten days thereafter of proceeding hereunder, with an agreed adjustment in the purchase price, or of terminating this agreement and being repaid all amounts paid hereunder.

Contingency The sale is conditioned upon 1) House to be inspected for wood destroying organisms and if infested then treated by seller; also any damage caused by these organisms to be repaired by seller. 2) Furnace and water heater to be in good working order at close. 3) Purchaser to pay his own closing costs. 4) Closing of purchaser's home now under contract at 5817 Limerick, Corpus Christie, Texas (5) All escrow to be refunded if loan not granted or if seller refuses this contract

Default It is expressly agreed that upon the event of any default or failure on the part of the purchaser, to comply with the terms and conditions of this contract, that one half of said deposit is to be paid to said broker not to exceed the commission due and the remaining portion of said escrow shall, at the option of the seller, be paid to the seller as liquidated damages. Upon default by the seller, if the purchaser elects to rescind this agreement, he shall be repaid all sums paid hereunder and in addition shall be reimbursed by the seller for his reasonable expenses of title examination.

Personal Property This sale includes all personal property attached to the premises, fixtures and equipments therein, XXXI including Stove

Deposit Broker does not guarantee payment of check or checks accepted as earnest money. At 11:08 A.M. 20248

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