

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONTRACT OF SALE

THIS AGREEMENT AND CONTRACT, made and entered into upon this 31<sup>st</sup> day of July, 1975, by and between Charles L. Larsen and Mary M. Larsen, hereinafter referred to as "Sellers", and Roger W. Perdue, hereinafter referred to as "Purchaser".

1. The Sellers herein agree to sell and convey and the Purchaser herein agrees to buy, upon the terms and conditions hereinafter set forth in this Contract, the following described real property, to-wit:

ALL that piece, parcel or lot of land lying, being and situate on the northern side of Rosemary Lane, Chick Springs Township, County and State aforesaid, and being shown and designated as Lot No. 2 on plat entitled "Map of Rosedale", prepared by C. O. Riddle, RLS, dated February, 1959 and revised May and June of 1960, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at Page 113 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rosemary Lane at the joint front corner of Lots Nos. 1 and 2, as shown on the aforementioned plat, and running thence along and with the joint property line of said two lots, N. 11-42 E. 162.6 feet to an iron pin; thence S. 73-52 E. 100.3 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3, as shown on said plat; thence running along and with the joint property line of said last two mentioned lots, S. 11-42 W. 154.7 feet to an iron pin on the northern side of Rosemary Lane; thence running along and with the northern side of Rosemary Lane, N. 78-18 W. 100 feet to the beginning point.

This being the identical property conveyed to the Sellers herein by E. F. Cunningham et ux by deed recorded in the said RMC Office in Deed Book 677 at Page 217.

2. The Purchaser does hereby agree to buy the aforescribed real property and to pay therefor the sum of Thirty-nine Thousand Seven Hundred Fifty and No/100 Dollars (\$39,750.00), to be paid as follows:

Seven Hundred Fifty and No/100 Dollars (\$750.00) as earnest money upon execution of this Contract, the receipt of which is hereby acknowledged, and the balance of Thirty-nine Thousand and No/100 Dollars (\$39,000.00) to be paid at the time of closing by cash or check and from the proceeds of an 80 per cent conventional first mortgage loan upon the aforesaid premises.

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