

FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.H.C.

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into by and between Edward H. Hembree Builders, Inc., hereinafter called Seller, and Alfred C. Monaghan, hereinafter called Purchaser,

WITNESSETH:

1. The seller hereby agrees to sell and the purchaser hereby agrees to buy all that piece, parcel or lot of land known and designated as Lot 41, Holly Tree Lane, on plat entitled Holly Tree Plantation, recorded in Plat Book 5 D at page 48 in the RMC Office for Greenville County, according to the terms and conditions set forth herein.

2. The agreed sales and purchase price is \$96,500.00, payable \$4,000 upon execution of this Agreement and the balance of \$92,500.00 payable \$600.00 per month beginning July 15, 1976, and on the 15th day of each succeeding fifty-nine (59) months with an additional sum of \$5,000.00 due and payable on June 15, 1977, and on June 15, of each succeeding year for the next four years, making total annual payments of \$12,200.00 to be applied first to interest at the rate of nine (9%) per cent and the balance to principal, with the unpaid balance due on this indebtedness due and payable on June 8, 1981.

3. In addition to the applicable monthly and annual payments set forth above, the purchaser agrees to pay the premium on a fire and extended coverage insurance policy in an amount sufficient to protect the seller's interest under this Agreement, said policy to protect the seller and purchaser both, as their interest shall appear, and to pay annual city (if applicable) and county property taxes on the within described property. The said insurance premium together with city (if applicable) and county property taxes are to be paid to the seller by the purchaser in monthly installments to be maintained in a separate escrow account by the seller. It is understood and

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