

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CONTRACT FOR SALE AND  
PURCHASE OF REAL ESTATE

THIS AGREEMENT entered into this 31<sup>st</sup> day of July, 1975  
by and between GOLDEN GROVE PROPERTIES, INC., hereinafter referred to as  
SELLER, and BILLIE JEAN MADDEN, hereinafter referred to as PURCHASER.

WITNESSETH:

For and in consideration of the mutual promises and covenants  
and in further consideration of the sum of Nine Hundred and No/100 (\$900.00)  
Dollars paid to the Seller by the Purchaser, the Seller agrees to sell and  
the Purchaser agrees to purchase the following described real estate situate  
in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, situate  
lying and being on the northern side of Golden Grove  
Circle, being shown and designated as Lot No. 23 on  
Plat of Golden Grove Estates, Section 1, dated December  
13, 1971, prepared by R. S. Garrison, and recorded in  
the RVC Office for Greenville County in Plat Book 4-R,  
at Page 1.

It is agreed that the purchase price for said property shall be  
Thirty Thousand and No/100 (\$30,000.00) Dollars, payable as follows:

\$900.00 down payment to be paid at the signing of this  
agreement, and the balance of said purchase price to be  
paid in monthly installments of Two Hundred Forty Seven  
and 10/100 (\$247.10), commencing on or before September 1,  
1975 and a like amount on or before the first day of each  
and every month thereafter until paid in full. In addition  
to said monthly installments an additional escrow of Forty  
one and No/100 (\$41.00) Dollars for taxes and insurance  
shall be paid commencing on or before September 1, 1975  
and monthly thereafter until property conveyed to the  
Purchaser.

It is further understood that if the Seller and/or Purchaser is  
able to procure financing for the purchase of the above-referenced property,  
then Purchaser shall pay all loan costs.

The Purchaser shall be allowed to take possession of the premises  
immediately. The Seller agrees to deliver to the Purchaser a good fee  
simple warranty deed to the said property when the Purchaser has paid the  
Seller in full under the terms of this agreement. Taxes for the current  
year shall be prorated and thereafter Purchaser shall pay all property taxes  
and any assessments.

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