

1054 1054

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CONTRACT FOR DEED

Ethel W. Littleton, hereinafter called Seller, hereby agrees to sell to Roger ~~Littleton~~ hereinafter called Purchaser, and Purchaser hereby agrees to purchase from Seller, subject to the conditions herein contained, the following described property, herein called the premises, to wit:

All that certain piece, parcel or tract of land containing 1.53 acres, more or less, situate, lying and being on the westerly side of the Piedmont & Northern Railroad, approximately two miles south of Piedmont, in Grove Township, Greenville County, State of South Carolina, and having, according to a plat prepared by Piedmont Engineering Service, dated April 10, 1957, entitled "Property of Ethel W. Littleton", and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book III at Page 45.

1. The purchase price shall be Sixteen thousand, five hundred (\$16,500.00) Dollars which Purchaser agrees to pay Seller as follows:

- (a) Five hundred (\$500.00) Dollars on or before May 15, 1977;
- (b) One hundred fifty (\$150.00) Dollars each month, with the first payment due on May 15, 1977, continuing on the 15th day of each succeeding month thereafter, with interest at the rate of eight per cent (8%) for a period of eighteen (18) months;
- (c) At the end of the eighteen (18) monthly payments of One hundred fifty (\$150.00) Dollars, the last being due on or before October 15, 1978, the Purchaser shall pay to the Seller the entire balance due on the purchase price of the premises within thirty (30) days thereafter, this being the amount of Thirteen thousand, three hundred (\$13,300.00) Dollars;
- (d) Purchaser shall have the privilege of prepaying the balance due under this contract in whole or in part at any time without penalty;
- (e) Purchaser shall have the privilege to refinance the premises with any other person or Company at any time without penalty.

2. When the balance due under this contract is paid in full, Seller agrees to deliver to Purchaser a warranty deed, in statutory form, free and clear of all liens and encumbrances except as to restrictions, Easements, and/or Rights-of-Way of record this date.

3. Purchaser shall have possession of the premises from date of this contract and shall hold and enjoy same until there is a default under this contract. Hereafter, Purchaser will keep the premises in good order and condition, and will not commit or permit any damage to be done to same. Purchaser shall not make any material alterations of the premises without the prior written consent of the Seller. The Purchaser is responsible for all upkeep and maintenance of the premises and in case of default by the Purchaser, the Purchaser hereby agrees to leave the premises in as good a condition as it is as of the date of this contract.

4. Time being the essence of this contract, it is agreed that should Purchaser at any time be in default in the payment of any amount due under this contract for a period of more than thirty (30) days after notice thereof and demand for compliance:

- (a) Seller may at its option declare the entire balance due and payable.

0352

4328 RV-2