

Vol 1009

GREENVILLE COUNTY

3 50 1978

STATE OF SOUTH CAROLINA)
) BOND FOR TITLE
COUNTY OF GREENVILLE)

THIS CONTRACT made and entered into this 11th day of May, 1978, by and between Tommy Lee and Mary Dawkins, hereinafter referred to as the SELLERS, and James Alden Craft, of the County and State aforesaid hereinafter referred to as the PURCHASER:

For and in consideration of the mutual covenants herein expressed and the further consideration of One Dollar (\$1.00) by the Purchaser to the Sellers, paid receipt whereof is hereby acknowledged, the Sellers agree to sell and the Purchaser agrees to purchase that certain lot of land known as #6 Enorce Court, Taylors, South Carolina as described in the Greenville County tax maps on Page T27 - Block #1 - Lots 24 & 25 payable as follows: Said consideration shall be \$20,000.00 with \$3000.00 paid at closing, leaving a balance of \$17,000.00 to be paid as follows: \$142.20 per month to be paid beginning July 1, 1978 and on the first of each and every month until paid in full. Interest to be paid at the rate of 8 per cent. Purchaser is to pay all taxes and insurance which shall become due from time to time.

After sufficient principal has been paid or within 10 years, whichever occurs first, this loan is to be placed with a lending institution, and the Purchaser agrees to pay the necessary costs incurred in closing said loan.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above, this instrument shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

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