

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT, made and entered into by and between Dorothy R. Kern, hereinafter called the Seller, and Stephen R. and Edith Brett, hereinafter called the Purchasers,

WITNESSETH:

The Seller hereby agrees to sell and convey unto the Purchasers a certain lot with dwelling thereon, designated as 12 Newcastle Way, Lot 59, Wellington Green, recorded in Plat Book YY at page 117, in the RMC Office for Greenville County.

1. The agrees sales and purchase price is Fifty Six Thousand (\$56,000) Dollars, payable Thirteen Thousand (\$13,000) Dollars upon execution of this agreement and the balance of Forty Three Thousand (\$43,000) Dollars payable Three Hundred Sixty and 86/100 (\$360.86) Dollars per month beginning January 1, 1979, said payments to be applied first to interest and then to principal, until the entire balance is paid in full, with interest from date at the rate of nine (9%) per cent to be computed monthly.

2. The Purchasers agree 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 Purchasers both, as their interest shall appear, and to pay the annual taxes assessed against the within described property, and to pay all assessments of any nature levied against the within described property.

3. In consideration of the covenants and agreements on the part of the Seller, the Purchasers agree to purchase said property and to pay the purchase price, interest, taxes and insurance, in the manner stipulated above.

4. The Seller hereby represents and warrants that there are no liens or assessments outstanding against the subject property with the exception of a mortgage to Carolina Federal Savings and Loan Association, having a current balance of \$9,456.35. Upon full payment of the purchase price, taxes, insurance

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