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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF PURCHASE AND SALE

11-472212

This agreement made this the 16 day of April, 1979 by and between Lee Edward Smith, hereinafter called Seller and Emily D. Linnon, hereinafter called Purchaser.

W I T N E S S E T H

GREENVILLE SET FOR S.C. 79
R.M. GUNTER
MAY 17 11 23 AM '79
DONNIE S. TANKERSLEY
R.M.C.

1. Seller agrees to sell to the Purchaser and Purchaser agrees to buy from the Seller, for the sum of \$13,000.00 the following described lot of land with the building thereon, to-wit:

All that certain piece, parcel or lot of land situate, lying and being on the west side of Hawthorne Lane, Greenville County, South Carolina, being known and designated as Lot No. 55 of Langley Heights, according to plat of said property made by Dalton & Neves, June 1937, recorded in the RMC Office for said Greenville County in Plat Book N page 133, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the west side of said Hawthorne Lane which is the joint corner of Lots Nos. 54 & 55, and running thence with the said Hawthorne Lane, S. 39-25 E. 50 feet to a stake at the joint corner of lots Nos. 55 and 56; thence along the joint line of said lots Nos. 55 and 56, S. 50-35 W. 161.5 feet to a stake at the joint rear corner of Lots Nos. 55 and 56; thence N. 39-25 W. 50 feet to a stake at the joint rear corner of Lots Nos. 54 and 55; thence along the joint line of Lots Nos. 54 and 55, N. 50-35 E. 161.5 feet to the beginning corner, stake at the joint corner of Lots Nos. 55 and 54 on the west side of said Hawthorne Lane.

Purchaser agrees to pay the sum of \$13,000.00 as follows: \$2,500.00 upon the signing of this contract, and \$119.50 on the first day of May, 1979 and \$119.50 on the first day of each and every month thereafter up to and including March 1, 1992 1991, and the balance of principal and unpaid accrued interest on April 1, 1992 with interest on the deferred balance at the rate of nine (9%) per cent from the date hereof, said monthly installments to be applied to the payment of interest and the balance to the payment of the purchase price, all installments not paid when due shall be subject to a late charge of \$2.00 and paid by purchaser.

Any additional amount may be paid in multiples of the monthly installments on any monthly payment date.

The purchaser covenants and agrees that with the monthly payments of principal and interest, she will pay to Seller a prorata portion of the tax assessments and insurance premium next to become due, as estimated by the Seller to be at this time \$5.10 for insurance and \$9.42 for taxes, and further agrees to pay on demand such further sums as may be necessary to pay said annual charges when actually determined. Moneys so held shall not bear interest, and upon default may be applied by Seller on account of the purchase price.

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