

STATE OF SOUTH CAROLINA

CONTRACT FOR DEED

COUNTY OF

JIMMY L. COX and his Wife, WANDA R. COX, hereinafter called Seller, hereby agrees to sell to CARL SHULTS, JR. and his Wife, GERTRUD E. SHULTS, hereinafter called Purchaser, and Purchaser hereby agrees to purchase from Seller, subject to the terms and conditions herein contained, the following property hereinafter sometimes called the Premises to wit:

All that piece, parcel or tract of land located in Greenville County, Glassy Mountain Township, State of South Carolina and described by metes and bounds as follows:

BEGINNING on a railroad spike located in the center of a public road known as the Lake Road, said beginning railroad spike being a corner common of the one (1) acre tract herein conveyed and the Vollie Cox property and running thence from said beginning railroad spike, North 57 degrees 23 minutes 30 seconds East 197.94 feet to a 15 inch Poplar tree; thence, more or less, along the center of a creek, nine (9) calls as follows: North 13 degrees 34 minutes 50 seconds West 47.69 feet to an iron pin, North 49 degrees 23 minutes East 19.88 feet to an iron pin, North 35 degrees 52 minutes 30 seconds West 57.90 feet to an iron pin, North 71 degrees 19 minutes West 52.63 feet to an iron pin, North 30 degrees 35 minutes 10 seconds East 61.36 feet to an iron pin, North 32 degrees 30 minutes 30 seconds West 23.64 feet to an iron pin, North 78 degrees 01 minutes 20 seconds West 37.61 feet to an iron pin, South 56 degrees 07 minutes 20 seconds West 29.36 feet to an iron pin and North 75 degrees 57 minutes 20 seconds West 94.80 feet to a railroad spike in the center of Lake Road; thence along the center of Lake Road South 6 degrees 31 minutes East 192.69 feet to a nail; thence continuing with the center of Lake Road, South 11 degrees 00 minutes East 95.15 feet to the point of BEGINNING, containing 1.00 acre more or less as shown and delineated upon a plat entitled, "Jimmy L. & Wanda R. Cox, Glassy Mt. Twp., Greenville Co., S.C." dated April 5, 1977 and prepared by Sam T. Marlowe & Associates, Inc., Reg. Land Surveyor # 5549.

The above described property is that same property conveyed to Jimmy L. Cox and Wanda R. Cox, his Wife, by deed recorded in Book 1054, Page 989 in the R.M.C. office for Greenville County, South Carolina, on April 20, 1977.

1. The consideration for this agreement shall be the assumption, by Purchaser, of two outstanding mortgages on the Premises, as follows:

a. A First Mortgage executed by Seller to North Carolina National Bank; said loan being payable at the rate of Two Hundred Eighty Six and 12/100 (\$286.12) Dollars monthly for a period of eighteen years and six months.

b. A Second Mortgage executed by Seller to C.I.T. Financial Services; said loan being payable at the rate of One Hundred Twenty-four and 0/100 (\$124.00) Dollars monthly for a period of four years and five months.

c. Purchaser shall have the privilege of prepaying either one or both of the aforesaid mortgages in whole or in part at any time.

d. Purchaser shall have the privilege to refinance the premises with any other person or company at any time.

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