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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF SALE OF
REAL ESTATE
(TD 519-197-6-13)

COPY FILED
CO. S.C.
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SHERMAN SHERMAN & SHERMAN

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THIS agreement between Melford J. Sherman of Greenville, South Carolina, hereinafter referred to as the Seller, and John Robert Sherman, and, Curtis Terrance Sherman, both of Greenville, South Carolina, hereinafter referred to as Purchasers, Witnesseth:

THAT the Seller agrees to sell, and the Purchasers agree to buy the property hereinafter described for the total sum of Twenty Two Thousand Six Hundred Twenty-One (\$22,621.00) Dollars, to be paid as follows:

| | |
|--------------------|-----------------|
| Sales Price: | \$22,621.00 |
| Cash Down Payment: | <u>1,000.00</u> |
| Balance of: | \$21,621.00 |

The balance to be paid in the following manner:

1. The Purchasers shall pay the sum of Sixteen Thousand One Hundred Twenty-One (\$16,121.00) Dollars, by paying to First Federal Savings and Loan Association in monthly installments on the first of each month, the sum of not less than the current First Mortgage assumed by the Seller as noted in Mortgage Book 1412 at Page 547, as currently required, including escrow for taxes and fire insurance, pursuant to Account Number 15461-67; the total current payment being One Hundred Sixty-Two and 52/100 (\$162.52) Dollars.

2. The Purchasers shall pay to the Seller the sum of Five Thousand Five Hundred (\$5,500.00) Dollars in monthly installments of Sixty (\$60.00) Dollars, without interest, commencing the first of April, 1980, and each consecutive month thereafter until paid in full with the privilege of acceleration.

3. The Seller, for the same consideration hereby transfers all escrow rights and funds arising by reason of the First Mortgage.

4. The Purchasers shall take possession upon the signing of this agreement, and in no event later than Thirty (30) days from date.

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