

The State of South Carolina

COUNTY OF GREENVILLE

FILED
 SEP 28 12 05 PM '82
 DONNIE BANKERSLEY
 R.M.C.

S.C.

BUYERS MAILING ADDRESS:

14 North Main Street
 Greenville, S.C. 29609

KNOW ALL MEN BY THESE PRESENTS: That JOSEPH D. GERMINO and DOROTHY NATALIE ROBERTS GERMINO (hereinafter "Sellers") have agreed to sell to MORRIS JOSEPH KOLARIK, JR. and JEAN MARIE MATHEWS (hereinafter "Buyers") a certain lot or tract

of land in the County of Greenville, State of South Carolina, in the City of Greenville, at the southeast corner of the intersection of North Main Street and East Earle Street and having, according to plat by R.K. Campbell, Surveyor, dated December 21, 1964, the following metes and bounds: BEGINNING at an iron pin at the southeast corner of the intersection of North Main Street and East Earle Street and running thence along East Earle Street S. 70-27 E. 140 feet to an iron pin on the edge of a 10-foot driveway; thence with said driveway S. 16-10 W. 50.08 feet to an iron pin; thence N. 70-27 W. 143 feet to an iron pin on the southeast side of North Main Street; thence along the southeast side of North Main Street N. 19-37 E. 50 feet to the beginning corner. ALSO all the right, title and interest in and to the 10-foot driveway above referred to which runs along the eastern line of said lot. BEING the same property conveyed to Sellers by deed of Edith G. McClellan recorded January 11, 1965, in the RMC Office for Greenville County, S.C., in Deed Book 765 at Page 133.

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyers shall pay the sum of Ninety Thousand (\$90,000.00) Dollars in the following manner: in monthly payments of \$725.04 commencing November 1, 1982, and thereafter on the first day of each succeeding month for a period of twenty years, or until paid in full; said payments to include both principal and interest, to be applied first to interest and balance to principal; (Continued on reverse) until the full purchase price is paid, with interest on same from date at 7-1/2% per cent, per annum until paid to be computed and paid ~~annually~~ monthly, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney. or through legal proceedings of any kind. then in addition the sum of a reasonable sum ~~dollars~~ for attorney's fees, as is shown by Buyers' note of even date herewith. The purchaser agrees to pay all taxes and insurance while this contract is in force.

26(500) 35-4-9.1 (NOTE)

It is agreed that time is of the essence of this contract, and if the said payments are not made when due Sellers shall be discharged in law and equity from all liability to make said deed, and may treat said Buyers as tenant's holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of all monies paid ~~dollars per year~~ for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hands and seals this 28th day of September A. D., 1982..

In the presence of:

Olivia B. Norris
 Witnesses as to all parties

Joseph D. Germino Jr. (Seal)
 JOSEPH D. GERMINO, SELLER
Dorothy Natalie Roberts Germino (Seal)
 DOROTHY NATALIE ROBERTS GERMINO, SELLER
Morris Joseph Kolarik Jr. (Seal)
 MORRIS JOSEPH KOLARIK, JR., BUYER
Jean Marie Mathews (Seal)
 JEAN MARIE MATHEWS, BUYER

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