

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

RECORDED
OCT 20 1982
1 34 PM '82
R.M.C. BUILDERS

72 only plus
VOL 1176 PAGE 582

CONTRACT FOR DEED TO REAL ESTATE

For and in consideration of the mutual benefits and promises, the parties hereto enter into this contract and agree as follows:

1. Seller shall sell and purchaser shall purchase all real estate and improvements thereon situate, lying and being in the State of South Carolina and the County of Greenville in the intersection of S.C. Highway 291 and Piney Mountain Road as described in deed recorded in the office of the R.M.C. for Greenville County in deed book 1163 at page 669.
2. Purchaser shall pay unto seller the sums as setforth in the attached schedule.
3. upon full payment of such sums due from purchaser, seller shall deliver unto purchaser with all necessary stamps attached thereto a properly executed deed conveying fee simple title, subject to no exceptions, to the subject property.
4. Purchaser shall maintain such property and shall have possession and full use of the subject property during the term of this contract and shall have the right to make improvements or alterations thereon.
5. Purchaser shall obtain a fire and extended coverage insurance policy covering the property in an amount equal to or in excess of the payoff due hereunder. Both the seller and purchaser shall be listed as insured, as their interest may appear.
6. Purchaser shall be responsible for the payment of 1982 county property taxes and for all subsequent years.
7. Seller shall maintain all payments due on any mortgages covering the property. In the event that seller shall become in arrears in any such mortgage, purchaser shall have the right to make such payments and to deduct such amounts paid from the monies due hereunder, from the amount next due or any subsequent payment. No further liens against the property shall affect rights of purchaser.
8. Time is of the essence of this contract.

12/23/85 P10-8-1.1 (NOTE)

Done at Greenville, S.C. this 19th day of October, 1982.

PROGRESSIVE BUILDERS, INC. (SELLER)

James C. Roach
BY JAMES C. ROACH, PRESIDENT

John Wagner
JOHN WAGNER (PURCHASER)

WITNESS:
Florence H. Bruce
Ronald E. Sorell

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