

This contract made and entered into by and between Carl D. Neal & Elizabeth M. Neal hereinafter referred to as the Seller(s) and Roy L. Neal & Elizabeth W. Neal hereinafter referred to as the Purchaser(s).

WITNESSETH:

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate, lying and being in the County of Greenville, State of South Carolina, and shown on a plat of property of Alma V. Densmore prepared by James L. Strickland, RLS, dated February 16, 1979, and having according to said plat, the following metes and bounds, to wit: Beginning at a nail in the center of US Highway 25 at the Black property line, and running thence N. 29-53 W. 103.28 feet with the center continued on reverse side

In consideration for said premises, the Purchaser agrees to pay the Seller a total of Twenty Two Thousand and 00/100 (\$22,000.00) Dollars for said property as follows: \$3,000.00 payable at closing; the balance of \$19,000.00 due and payable together with interest at 10% per annum for 180 consecutive monthly installments of Two Hundred Four and 19/100 (\$204.19) Dollars each until paid in full, beginning September 15, 1983, and payable on the 15th of each month thereafter. It is acknowledged and understood by Purchasers that

It is understood and agreed that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid for 30 day this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the Purchaser prior thereto, shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract. Seller shall notify Purchaser of the default and termination of this contract by written notice to their last known mailing address.

Upon the payment of the purchase price set forth above, the Seller does hereby agree to execute and deliver to the Purchaser a good, fee simple, general warranty deed to said property with dower renounced thereon. Any title defects or encumbrances to be cleared at the expense of the Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. This contract is binding upon the undersigned and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and seals this 16 day of August, 1983.

IN THE PRESENCE OF:

Jean Lourey
Ruby O. Cross

Carl D. Neal (SEAL)
 CARL D. NEAL
Elizabeth M. Neal
 ELIZABETH M. NEAL (SEAL)
Roy L. Neal
 ROY L. NEAL
Elizabeth W. Neal (SEAL)
 ELIZABETH W. NEAL

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

*
 * PROBATE
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PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Seller(s) and Purchaser(s) sign, seal and as their act and deed deliver the within Bond for Title and that (s)he with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 16 day of August, 1983.

Jean Lourey
 NOTARY PUBLIC OR SOUTH CAROLINA
 My Commission expires 12-31-83

22 (5) 588.3-1-16.6 (date)

1983 AUG 16 6:30

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