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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LONG, BLACK & GASTON

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CONTRACT FOR SALE AND
PURCHASE OF REAL ESTATE

THIS AGREEMENT entered into this October 13, 1983 by and between Wayne B. and Katherine H. Campbell, hereinafter referred to as SELLER and Robert L. and Neva I. Wilcox, hereafter referred to as PURCHASER.

WITNESSETH:

For and in consideration of the mutual promises and covenants and in further consideration of the sum of Twenty Five Thousand (\$25,000.00) to be given to Del-co Real Estate and paid to James D. and Margaret D. Hittle on day of possession on home located at 117 Sugar Cane Court to be purchased by Wayne B. and Katherine H. Campbell, and an additional Seventeen Thousand Five Hundred to be paid on or before December 31, 1983. Purchaser (Robert L. and Neva I. Wilcox) on home located at 212 Bridgewood Drive, Edwards Forest Sub., Taylors, S. C. (Tax Map #T29.2-1-145) agrees each month thereafter by the First (1st.) to make the monthly payment of \$455.50. Seller agrees to sell and the Purchaser agrees to purchase the following described real estate:

All that piece, parcel, or lot of land with all improvements located at 212 Bridgewood Drive, Taylors, S. C. #29687, Edwards Forest Heights Subdivision, Greenville County, State of South Carolina, and known as the property of Wayne B. and Katherine H. Campbell.

It is agreed that the Purchase Price of said property shall be Eighty Six Thousand Five Hundred and no/100 (\$86,500.00) dollars. The downpayment of Twenty Five Thousand and no/100 dollars (\$25,000.00) shall be given to Del-co Real Estate and this sum be turned over to James D. and Margart D. Hittle on day of possession on home which Wayne B. and Katherine H. Campbell are purchasing located at 117 Sugar Cane Court. Purchasers of 212 Bridgewood Dive shall commence payments each month on home located at 212 Bridgewood Drive in the amount of \$455.50 monthly ^{as rent}, beginning November 1st. 1983 and on the 1st. of each and every month thereafter until closing. Closing shall be on or before December 31, 1983. October payment to be prorated on October 15, 1983 until November 1st. 1983. Seller is to pay all taxes and insurance which shall become due until closing.

In the event that the Purchaser should fail to make the payments as provided here in or breach any other provision of the Agreement, the Seller will have the right to cancel this Agreement, the Seller's only and exclusive legal and/or equitable remedy is to cancel this agreement, and retain all sums paid as liquidated damages and treat the Purchaser as a tenant holding over after notice.

(CONTINUED ON NEXT PAGE)

12(276) T29.2-1-145 (note)

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