

COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 22ND day of NOVEMBER 1983, by and between SUN HWA YIM of Greenville County, South Carolina, hereinafter called BUYER, and DECO OF WARE PLACE INC. hereinafter called SELLER.

WITNESSETH:

The Seller hereby contracts and agrees to sell to the Buyer, and the Buyer hereby agrees to buy at the price and at the terms hereinafter set forth, the following described lot or parcel of land situate in the County of GREENVILLE, State of South Carolina, being described as follows:

TRACT 14 AT BROKEN ARROW SUBDIVISION. THIS TRACT CONTAINS 2.53 ACRES AS SHOWN ON A PLAT RECORDED IN THE GREENVILLE COUNTY RMC OFFICE IN BOOK 81 AT PAGE 10. ROAD R/W WILL BE EXCLUDED. IT IS LOCATED ON BROKEN ARROW DRIVE OFF HWY. 25 NEAR THE WARE PLACE.

The purchase price which the Buyer shall pay for the said property is the sum of \$8,850.00, which sum shall be paid as follows:

BUYER HAS PAID \$500.00 DOWN. SELLER IS FINANCING THE REMAINING \$8,350.00 ON THIS CONTRACT FOR DEED FOR 60 MONTHS AT 13% INTEREST. PAYMENTS TO BE MONTHLY IN THE AMOUNT OF \$190.00 BEGINNING DECEMBER 15TH 1983 AND ON THE SAME DAY OF EACH MONTH THEREAFTER TILL PAID IN FULL.

This property is restricted according to the restrictions attached hereto and made a part of this contract. There will be a \$10. late payment charge added to any payment not received on or before the 22ND day of each month.

All payments are to be made payable to DECO OF WARE PLACE INC. POB 247 SIMPSONVILLE S.C. 29681.

The Buyer further agrees to pay prorated taxes on the real estate in question for the current year by the first day of December of the current year. Thereafter, the Buyer agrees to pay all real estate taxes thereon by December 15th of each year. If paid off early the rule of 78 shall apply.

Upon full payment of said purchase price of said property and interest thereon as the same becomes due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his Assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not now due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of fifteen (15) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interest of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said Contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

The annual percentage rate of this Contract is 13%.

This contract cannot be assumed without written permission from the grantor.

This Contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the Agreement herein contained and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Contract for Deed embodies the entire Agreement between the Seller and the Buyer relative to the property described herein and the Buyer acknowledges receipt of a copy of this Contract for Deed.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands and seals the day and year first above written.

_____(L.S.)
Seller

Charles E. Dean Jr. PRES. (L.S.)
Seller DECO OF WARE PLACE INC.

11 E. FAIR FIELD R.D

GREENVILLE S.C. 29681
Address of Buyer

Sun Hwa Yim (L.S.)
Buyer

_____(L.S.)
Buyer

