

STATE OF SOUTH CAROLINA \*  
\* CONTRACT OF SALE  
COUNTY OF GREENVILLE \*

THIS AGREEMENT, made and entered into this 22<sup>nd</sup> day of May, 1984 by and between Michael P. Woods, hereinafter referred to as seller; and Southern Star Commodities, a Partnership, hereinafter referred to as purchaser.

WITNESSETH:

FOR VALUABLE CONSIDERATION, including the mutual promises and covenants of the parties, and the premises, and for the monetary consideration hereinafter described, the seller does hereby agree to sell and the purchaser does hereby agree to purchase the following described property, to wit:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, with the following metes and bounds, to-wit:

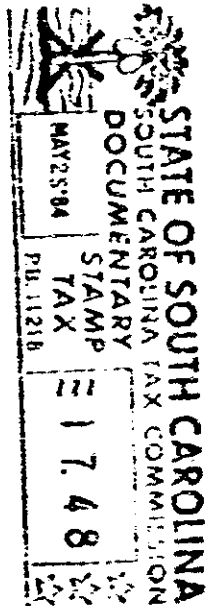
BEGINNING at an iron pin on the southeast side of a Public Street (Case Street), said iron pin being at the northeast corner of the lot of land owned by C. D. Case, and running thence along the Southeast side of said Street, N. 52-30 E. 172.93 feet to an iron pin near a power line pole; thence along the Southwest side of an alley, S. 40-31 E. 373.7 feet to an iron pin in a ditch, in a line of land formerly belonging to Cecil Sims; thence with the said ditch on line of Sims land, S. 41-24 W. 196.2 feet to an iron pin, joint back corner of Sims and Case lot; thence with the Case line, formerly Cannon, N. 37-30 W. 411 feet to an iron pin, the point of beginning.

**18-699-348-1-14 NOTE**

The purchase price for the property shall be Forty Five Thousand (\$45,000.00) Dollars. The sum of One Thousand Three Hundred (\$1,300.00) Dollars shall be paid in advance at closing, with the balance of Forty Three Thousand Seven Hundred (\$43,700.00) Dollars to be paid as follows: The purchasers shall pay the sum of Six Hundred Fifty (\$650.00) Dollars per month for a maximum of twelve (12) consecutive months from date; beginning June 10, 1984. The sum this date paid of One Thousand Three Hundred (\$1,300.00) Dollars shall be considered as payment in advance of the first monthly installment of Six Hundred Fifty (\$650.00) Dollars, with the balance being considered as a security deposit for this Contract to be applied as the final or twelfth (12th) monthly installment.

This Contract is in the nature of an option agreement between the parties for the purchaser of the property, and, therefore, it is agreed that one-half (1/2) of the future monthly instalments (excluding the One Thousand Three Hundred (\$1,300.00) Dollars this date paid) of Six Hundred Fifty (\$650.00) Dollars per month, or the sum of Three Hundred Twenty Five (\$325.00) Dollars per month, shall be applied against the remaining balance of the purchase price of Forty Three Thousand Seven Hundred (\$43,700.00) Dollars. However, it is further agreed that the seller is entitled to interest on

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*Handwritten signatures and initials*

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