

STATE OF SOUTH CAROLINA)

CONTRACT OF SALE

COUNTY OF GREENVILLE)

RECEIVED from Elloise G. Wynn (Purchaser (s)) this
13 day of July, 1984, the sum of One Hundred and 00/100
(\$ 100.00) Dollars on account of purchase of the following
described property:

All that certain piece, parcel or lot of land located on the Western side of a right-of-way leading off of North Main Street in the Town of Fountain Inn, South Carolina. Said lot is outlined in red on the attached "Exhibit A".

Said lot is shown on the Greenville County Tax Maps as Sheet 352 Block 5 Lot 4.5

Purchase Price: Four Thousand Five Hundred and 00/100
(\$ 4,500.00) Dollars.

Terms and conditions of sale:

Balance of \$4,400.00 to be paid in cash no earlier than January 1, 1985 and no later than January 15, 1985. All costs to be paid by purchaser.

- 18 - 699 - 352 - 5 - 4.5 NOTE

Seller agrees to deliver a good and marketable title to the property above described and title is to be conveyed by a good and sufficient warranty deed with dower renounced free and clear of all encumbrances except as herein set forth. Purchaser shall pay for state and county documentary stamps and preparation of deed. Purchaser agrees to notify seller in writing of any defects in title as soon as reasonably possible and if title proves to be not good and marketable, the seller is to make title good and marketable or insurable and shall have a reasonable time from notification to do so.

And upon tender of such deed the purchaser agrees to fully comply with the terms of this Contract of Sale. All taxes, assessments, rents, et. shall be prorated to date of completion of sale.

Upon failure of the purchaser to comply with the terms hereof within the stipulated time, the Seller to have the right to retain the amount this day paid to enforce the performance of this Contract according to Law. This Contract shall be binding upon the parties hereto, their heirs and assigns.

The parties hereto further agree that this written Contract expresses the entire agreement between the parties, and shall be enforceable by either specific performance and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

WITNESS the parties hereto by their hands and seals in duplicate the date and year first above written.

IN THE PRESENCE OF:

Mary Sue Smith
Matthew C. Smith, Jr.
H. Mark Gault

Wilma G. Earnhardt (SEAL)
Wilma G. Earnhardt, Seller

(SEAL)
Elloise G. Wynn (SEAL)
Elloise G. Wynn, Purchaser

(SEAL)

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

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 written Contract of Sale, and that (s)he with the other witness above, witnessed the execution thereof.

SWORN to before me this 13
day of July, 1984

Notary Public for South Carolina
My Commission Expires: _____

H. Mark Gault

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