

PURCHASE AGREEMENT

This purchase agreement entered into this 7 day of APRIL 19 83, by and between SATELLITE LAND INVESTMENT COMPANY, hereinafter referred to as Seller and JACK OR DORIS LEESON hereinafter referred to as Purchaser.

Witnesseth that in consideration of the Installment Payment specified below and of the covenants hereinafter stipulated, the Seller agrees to sell the following described real estate.

All that piece, parcel or lot of land, situated on OAK HILL ESTATES in the County of Greenville, State of South Carolina and designated as Lot No. \_\_\_\_\_ BOUND ON NO BY W CHAPMAN RD. 3.42 ACRES SE BY SOUTHERN PROPERTY of the OAKHILL ESTATES as appears more fully reference to plat of survey by T. Craig Keith, Engineers and Land Surveyors, June 10, 1982.

To have and to hold the above described real estate to the Purchaser, his heirs, and assigns for the term of 10 years commencing on the 15 day of MAY, 19 83 and ending the 15 day of MAY 19 93.

The monthly installment payment for the term of this is \$ 117.00 payable without demand or notice on the first 15<sup>th</sup> day of EACH MONTH.

The use of the real estate shall be for residential purposes only and for no other purpose except by written consent of the Seller.

The Purchaser hereby agrees to keep the entire premises in good repair and maintenance and any alterations to the premises must have the written consent of the Seller and any such alterations shall remain a part of the premises at the conclusion of the term of this agreement.

The Purchaser may not assign this agreement or subrogate part of said real estate without the written consent of the Seller.

The said Purchaser hereby agrees and covenants that should any monthly installment become more than ten (10) days past due, the Purchaser shall be considered in default and upon ten (10) days written notice to the Purchaser's last known mailing address, this agreement shall expire and the Seller shall be relieved of all covenants, obligations and duties hereunder. If the premises become abandoned, this agreement shall expire and terminate and the Seller shall recover the premises. In the event that any installment as stated in the prior paragraph shall become delinquent for fifteen (15) days, the Seller may at their option assess a late penalty of Ten (\$10.00) Dollars for each month that said delinquency exists. Notwithstanding anything stated herein, the Purchaser agrees that in the case of default or abandonment, the entire balance of the installment payment shall accelerate and immediately become due and payable and the Purchaser shall be responsible for all costs, including attorney's fees, incurred by the Seller in and about enforcing this and any of the provisions of this agreement.

7-16-84  
412

RESTO

4325 RV 2