

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONTRACT FOR SALE AND  
LEASE OF REAL PROPERTY

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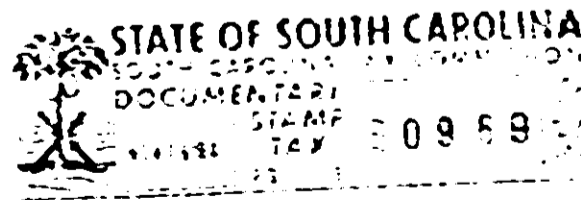
James D. Gentry ("Gentry") as owner and Ronnie L. Cox ("Cox") as purchaser in consideration of Five Hundred and 00/100 (\$500.00) Dollars earnest money herewith paid by Cox to Gentry, contract and agree as follows:

- (1) Gentry agrees to sell to Cox the land and improvements thereon located at 206 Robinson Street in the City of Greenville, South Carolina, being the residence of the late Helen Keeler. Cox shall pay a total price of \$32,300.00 for said land and improvements as follows:
  - (a) \$500.00 as the aforementioned earnest money;
  - (b) \$3,800.00 at closing; and
  - (c) \$28,000.00 balance to be financed by Gentry at 12% annual interest, payable over 20 years in monthly installments of \$308.31 each. Cox shall execute and deliver to Gentry a promissory note for said balance and shall grant Gentry a first mortgage on the above property securing all sums due Gentry under the promissory note. The note and mortgage shall contain no penalty or prohibition as to prepayment by Cox.
- (2) Closing of title shall be on or before January 2, 1985, at the option of Cox, but allowing the statutory deadline to pass for the filing of claims against the estate of Helen Keeler. At closing, Gentry shall execute and deliver to Cox a general warranty deed, vesting in Cox a marketable, fee simple title to the above property. Cox shall pay the cost of deed stamps, mortgage stamps, and filing fees for the

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