

STATE OF SOUTH CAROLINA JAN 31 3:28 AM '83  
COUNTY OF GREENVILLE DONNA BANKERSLEY  
R.M.C.

W.O.D FOR TITLE

This contract made and entered into by and between Carl D. Neal and Elizabeth M. Neal hereinafter referred to as the Seller (s) and George E. Sexton and Patricia K. Sexton hereinafter referred to as the Purchaser (s).

WITNESSETH

That in and for the consideration hereinafter expressed, the Seller agrees hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel or land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot #19, Rebecca Acres, as shown on Plat recorded in the R.M.C. Office for Greenville County in Plat Book 4G at Page 171; reference to said plat is hereby craved for a more particular metes and bounds description as appear thereon.

In consideration for said premises, the Purchaser agrees to pay the Seller a total of Five Thousand Five Hundred Fifty and No/100ths (\$5,550.00) Dollars for said property as follows: Two Hundred Eighty (\$280.00) down at closing, with the balance of Five Thousand Two Hundred Seventy (\$5,270.00) Dollars to be paid in Sixty (60) equal monthly installments of One Hundred Six and 87/100ths (\$106.87) Dollars each including principal and interest at the rate of Eight (8%) percent per annum, with payments beginning March 7, 1983.

It is understood and agreed that the Purchaser will pay all taxes upon said property from and after the date of this contract and will insure all building improvements against loss for the price herein. Purchaser to furnish Seller with a copy of insurance policy.

In the event any due installment is in arrears and unpaid for 30 days this contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the Purchaser prior thereto, shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the payment of the purchase price set forth above, the Seller does hereby agree to execute and deliver to the purchaser a good, fee simple, general warranty deed to said property with down recorded thereon. Any title defects or encumbrances to be cleared at the expense of the Seller. In the event of any litigation, the violating party at fault shall be responsible for the other party's costs incurred in obtaining enforcement. This contract is binding upon the undersigned and their respective heirs, executors, administrators and assigns.

In witness whereof, we have hereunto set our hands and seals this 28th day of January, 1983.

IN THE PRESENCE OF:

*Beverly Robinson*  
*Donna Bankersley*

*Carl D. Neal* (SEAL)  
Carl D. Neal Seller  
*Elizabeth M. Neal* (SEAL)  
Elizabeth M. Neal Seller  
*George E. Sexton* (SEAL)  
George E. Sexton Purchaser  
*Patricia K. Sexton* (SEAL)  
Patricia K. Sexton Purchaser

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

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 bond for Title and that (s)he with the other witness subscribed witnessed the execution thereof.

SWORN to before me this 28th day of January, 1983.

*[Signature]*  
1983

(135) 554.3-1-19 (Note)

RECORDED JAN 31 1983 at 9:28 A.M.

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