

The State of South Carolina
COUNTY OF GREENVILLE DONNIE S. TANNERSLEY
R.M.C.

MAR 2 11 49 AM '83

KNOW ALL MEN BY THESE PRESENTS: James R. Wilson, Jr., Seller,
has
have agreed to sell to
Kasper F. Fulghum, Jr., Buyer a certain lot or tract
of land in the County of Greenville, State of South Carolina, being further described as 108
Grove Road, Greenville, South Carolina, and bearing block book #219-6-9.1 and being
that property conveyed to Seller by deed of J & K Enterprises, Inc., recorded 1-16-
73 in the RMC Office for Greenville County, South Carolina, in Deed Book 965 at
Page 48.

This property is being purchased by Buyer in an "as is" condition.

and execute and deliver a good and sufficient warranty deed therefor on condition that Buyer shall
pay the sum of Forty Five Thousand and no/100 (\$45,000.00) Dollars in the following manner
\$5,000.00 to Seller at closing and remaining \$40,000.00 at 9% interest amortized over
30 years with payments of \$300.00 per month beginning April 1, 1983. All payments
shall be applied to interest only and the \$40,000.00 shall be due and payable in
full March 1, 1990.
until the full purchase price is paid, with interest on same from date of per cent, per annum
until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as
principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceed-
ings of any kind, then in addition the sum of a reasonable amount dollars for attorney's fees, as is
shown by note of even date herewith. The Buyer agrees to pay all taxes while this
contract is in force, and to keep the property adequately insured. Said taxes shall be
paid directly to Seller.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due Seller shall be discharged in law and equity from all liability to make said deed, and may
treat said Buyer as tenant... holding over after termination,
or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if
already paid the sum of the amount paid dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

*The terms on the back hereof are as valid as if they appeared prior to our signatures.
In witness whereof, WE have hereunto set OUR hand S and seal S this 1st day of
March A D, 19 83.

In the presence of:

Richard P. Mitchell, C
Brenda C. Crain

James R. Wilson, Jr. (Seal)
Kasper F. Fulghum, Jr. (Seal)
Kathleen C. Wilson (Seal)

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP

14(500) 219-6-9.1 (NOTE)

101 Furniture Ave.
Greenville, SC 29601

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