

FILED
GREENVILLE CO. S. C.
APR 6 11 36 AM '83
DONNIE S. TANKERSLEY
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT HE, Joyce Pye and Dunk Pye, hereinafter Sellers, of the State of South Carolina, County of Greenville, have agreed to sell to ~~XXXX~~ ^{Johnson W.} Bowen, hereinafter Purchaser, of the State of South Carolina, County of Greenville, all that certain piece, parcel, or lot of land, with the buildings, utilities, and improvements lying thereon, to-wit:

BEGINNING at an iron pin on the northeasterly side of Lowndes Hill Road and running thence N 46-32 E 104.8 feet to an iron pin; running thence S 70-42 E 40 feet to an iron pin; thence S 33-29 E 130 feet to an iron pin; running thence N 40-21 W 65 feet, to the point of beginning;

and execute and deliver a good and sufficient general warranty deed therefor with dower renounced, on condition that he shall pay the sum of Twelve Thousand Five Hundred and 10/100 (\$12,500.00) Dollars, of which Six Thousand and 10/100 (\$6,000.00) Dollars has been paid in cash and the remaining Six Thousand Five Hundred and 10/100 (\$6,500.00) Dollars in Monthly Payments of One Hundred and 10/100 (\$100.00) Dollars. Each such payment must be made on or before the 1st day of the month, beginning on May 1, 1983. Such monthly payments will be made until the full purchase price is paid. This transaction shall not bear interest. ~~XXXX~~ ^{Johnson W.} Bowen may, however, pre-pay any part or all of the balance due under this agreement without any penalty, additional interest assessment, or fee.

^{Johnson W.} ~~XXXX~~ Bowen shall, in addition to the aforementioned monthly payments, pay to Joyce Pye and Dunk Pye amounts sufficient to pay for all taxes and assessments, against the property and improvements thereon during the term of this agreement. Joyce Pye and Dunk Pye hereby warrant that all past taxes and assessments have been paid. Joyce Pye and Dunk Pye shall give reasonable time and notice to ~~XXXX~~ ^{Johnson W.} Bowen to make said additional payments for taxes and assessments.

The Purchaser also agrees to maintain fire and extended coverage at his expense on the said property with a loss payee clause acceptable to the seller in an amount equal to the balance due under this contract. If the purchaser shall fail to maintain adequate coverage as set out herein the seller may procure sufficient coverage and the cost therefor shall be added to the principal balance and become a lien against the property and immediately due and payable.

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