

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. FILED VOL 923 PAGE 70  
COUNTY OF GREENVILLE AUG 18, 1971 CONTRACT OF PURCHASE & SALE

This agreement made at this the 13<sup>th</sup> day of August, 1971  
by and between Larry B. Carper, hereinafter called Seller,  
and W. H. Rosemond and Pearl Lee Rosemond, hereinafter called  
Purchaser.

W I T N E S S E T H

Seller agrees to sell to the Purchaser, and Purchaser  
agrees to buy from the Seller for the sum of \$26,500.00 the  
following described real estate with improvements thereon to-  
wit:

Lot # 1 of Barwood subdivision situate on the  
northern side of Staunton Bridge Road according  
to Plat Book 000 at page 33.

Purchaser agrees to pay the sum of \$26,500.00 as follows:  
\$2,018.54 upon the signing of this contract, the receipt whereof  
is hereby acknowledged, represented by the equity allowed Purchaser  
in the transfer of Lot # 141, Blossom Drive to Seller, and agrees  
to pay the balance of the purchase price of \$24,481.46 at closing,  
either in cash or by assuming the balance due on the day of  
closing on a loan held by Fountain Inn Federal Savings and Loan  
Association, and pay the remaining balance due on the purchase  
price in cash or <sup>by</sup> giving the Seller a second mortgage payable  
10 years from date in equal monthly installments at the rate of  
8%. Seller agrees to give Purchaser a deed conveying the  
premises to him in fee simple, free and clear of all other liens  
and encumbrances except the mortgage herein stated, restrictive  
covenants and utility rights of way.

This contract shall be closed on or before January 2,  
1972.

Purchaser agrees to pay the insurance and taxes for  
the year 1971.

Time is of the essence of this contract and in the  
event Purchaser fails to comply with the terms hereof the down  
payment herein stated shall be forfeited and retained by Seller  
as rent and liquidated damages for breach of the contract.

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