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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
SOUTH CAROLINA
APR 11 AM '80
WILKINSON
MCCARTER

CONTRACT FOR PURCHASE AND SALE OF
REAL ESTATE

THIS AGREEMENT, made and executed in duplicate, this 1st day of April, 1980, by and between Perry J. McCarter and Mary E. McCarter (hereinafter referred to collectively as "Seller"), and William S. Toussaint (hereinafter referred to as "Purchaser"),

IN CONSIDERATION of the mutual covenants and conditions herein contained, Seller and Purchaser do hereby covenant and agree as follows:

(1) Sale of Property - Subject to the reservation of legal title by Seller as hereinafter provided, and compliance by Purchaser with all of the terms and conditions hereof, Seller shall this date execute and deliver to *LEATHERWOOD WALKER TODD & MANN* 217 EAST CORNICE ST., GREENVILLE, SOUTH CAROLINA, as Escrow Agent, a general warranty deed in form and content sufficient to convey to Purchaser good, fee simple absolute title to a parcel of land located on the north-western side of Moore Road in Greenville County, South Carolina, containing 15.05 acres, more or less, together with the buildings and improvements thereon, being shown and designated on a compiled plat of property of Perry McCarter prepared by C. O. Riddle, Surveyor, dated August 31, 1978, being more fully described according to said plat on Exhibit "A", attached hereto and made a part hereof.

*M. M.
PJM Rust*

(2) Purchase Price - Purchaser, in consideration for the property herein described and the covenants and conditions of Seller recited herein, shall pay to Seller the sum of One Hundred Thirty Thousand Dollars (\$130,000.00), to be payable as follows:

- (a) An earnest money deposit made by Purchaser in the amount of \$1,000.00 shall be released herewith to Seller and credited on the total purchase price of \$130,000.00;
- (b) A single payment of \$29,000.00 shall be payable upon the execution of this Contract;
- (c) The unpaid principal balance of \$100,000.00 shall be due and payable in full on April 1, 1983;
- (d) Pending payment of the principal balance, Purchaser shall pay interest thereon to Seller at the rate of 10% per annum, payable in equal successive monthly installments of \$833.33 each on the 1st day of each and every month commencing May 1, 1980;

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