

GREENVILLE COUNTY, S. C.
LAND CONTRACT

BOOK 1164 PAGE 165

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This contract entered into on ~~the~~ ^{the} 25th day of February, 1982 by and between Claude & Flonnie Fowler hereinafter referred to as First Party and James E. & Sandra Fowler hereinafter referred to as Second Party:

WITNESSETH: First Party hereby sells to Second Party, and Second Party hereby buys from First Party, subject to the conditions hereinafter set out the following described premises:

$\frac{1}{4}$ acre, more or less, and being a part of premises described in a Title of Real Estate from Herman W. Nodine and Juanita R. Nodine to Claude E. Fowler & Flonnie B. Fowler, their Heirs and Assigns forever, recorded in the Office of the RMC for Greenville County, South Carolina in Book 651, Page 380 on June 1, 1960. Property description in Title of Real Estate as follows:

All that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 13.8 acres, more or less, located in Grove Township, about 10 miles south of Greenville Court House near Conestee Mills, and having according to a plat of the property of Othelia H. Thornton made by R. K. Campbell, May 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book FF at Page 179, the following metes and bounds, to-wit:

BEGINNING at a spike on the west side of ^{Parcel} Sandy Springs Road and running thence S. 34.45 W. 611.2 feet; thence with line of property of C. F. Riddle N. 50-30 1,383 feet; thence with line of property of Paul Tomlinson N. 78-27 E. 1,207.8 feet to joint corner of Tomlinson and this tract; and running thence S. 20-30 665.3 feet to the beginning corner.

19(45) 583.1-1-20 (NOTE)

This being the same property as conveyed to Grantors by deed recorded in Deed Book 556, Page 168 in the R.M.C. Office for Greenville County.

In consideration of \$10.00 paid by Second Party as earnest money, and as a part of the purchase price, receipt of which is hereby acknowledged this contract is made binding on both parties. When First Party shall offer to deliver to Second Party a warranty deed free and clear of all encumbrance except as stated herein, being NONE the Second Party shall, within 10 years thereafter pay for the property \$100.00 in equal installments as follows:

Ten Dollars, love and affection, per year, due and payable the 31st day of December, each and every year, with the first of such installments being due the 31st day of December 1982, and continuing each year until paid in full.

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