

**THIS CONTRACT IS SUBJECT TO ARBITRATION PURSUANT TO CHAPTER 48, UNIFORM ARBITRATION ACT,  
CODE OF LAWS OF SOUTH CAROLINA, 1976**

CONTRACT FOR SALE

DATE: A Contract to purchase is offered this, **February 18, 2015**, by \_\_\_\_\_ Purchaser,  
To **Cornerstone National Bank** Seller.

AGREEMENT AND DESCRIPTION: Purchaser agrees to buy and Seller agrees to sell all that lot or parcel of land, with the buildings and improvements thereon, if any located in \_\_\_\_\_ **Anderson** \_\_\_\_\_ County, South Carolina, and being described as follows:

**126 Jericho Circle, Williamston SC 29697**

TAX MAP #'s: **166-05-01-027**

PRICE: The sales price is \$ \_\_\_\_\_.

- (1) \$ **2,500.00** \_\_\_\_\_ Earnest money held in trust by Leonardi Bracken Real Estate, LLC.  
(2) \$ \_\_\_\_\_ Additional cash at closing  
(3) \$ \_\_\_\_\_ Sales Price

THE \_\_\_\_\_ BUYER \_\_\_\_\_ SELLER IS LICENSED UNDER THE LAWS OF SOUTH CAROLINA AS A REAL ESTATE LICENSEE

FINANCING: This Contract is neither subject to nor contingent upon Purchaser obtaining financing.

CONVEYANCE AND CLOSING DATE: Seller agrees to convey by marketable title and delivers limited warranty deed with all stamps affixed thereto, free of encumbrances, except subject to all reservations, easements, rights-of-way, and restrictive covenants of record or on the premises (provided they do not make the title unmarketable) and to all government statutes, ordinances, rules and regulations. The deed shall be prepared in the name(s) of as **above** and delivered to the offices of **To Be Determined** or other stipulated place of closing, and transaction closed on or before **March 18, 2015**.

POSSESSION: Possession of said premises will be given Purchaser at **CLOSING**.

EARNEST MONEY: If any contingency of the Contract cannot be satisfied through no fault of Purchaser, or if binding Contract is not executed by all parties the earnest money will be returned to Purchaser after the deposit of funds has cleared the account of the broker holding the funds. All cash monies or certified funds shall be deposited on or before the next banking day. All other monies shall be deposited within two banking days after acceptance of the offer of a sales contract. The listing and selling brokers and their agents do not guarantee payment of check(s) accepted as earnest money.

ADJUSTMENTS: Taxes, water, sewer charges, any other utilities, rents as when collected, and other assessments, including homeowner's association fees, shall be adjusted as of the date of closing. Tax prorations pursuant to this Contract are to be based on the tax information available on the date of closing and are to be prorated on that basis. **Roll back taxes if any will be the responsibility of the \_\_\_\_\_ N/A \_\_\_\_\_.**

DEFAULT: If the Purchaser defaults under the contract, the earnest money hereunder shall be paid to the Seller for damages, (subject to the Seller's obligation to the listing broker pursuant to the listing agreement) and the Seller shall have the option of (1) pursuing all legal and equitable remedies available or (2) of terminating this Contract with neither party having any further rights hereunder. If the Seller defaults under this Contract, the earnest money shall be returned to the Purchaser, and Purchaser shall be reimbursed by the Seller for all actual costs incurred, including but not limited to loan application fees, credit reports, appraisal fees, surveys, and costs of title examination, and the Purchaser shall have the option (1) of pursuing all legal and equitable remedies available or (2) terminating this Contract with neither part having any further rights hereunder. In the event buyer, seller, or agent brings legal action to enforce the provisions of this Contract, the prevailing party shall be entitled to recover reasonable legal fees and costs from the losing party. **In the event Purchaser defaults under this contract through no fault of the seller or agent, the purchaser shall pay to Leonardi Bracken Real Estate, LLC 10% of the purchase price listed herein as liquidated damages for loss of commission due to Purchasers default.**

INSPECTION: Purchaser acknowledges that they have satisfied themselves that property is suitable for their intended use. \_\_\_\_\_  
(Purchaser's Initials)

SURVEY, TITLE EXAMINATION AND INSURANCE: The listing and selling broker(s) and their agent(s) recommend that Purchaser have a survey of the subject property made, that Purchaser select an attorney to examine the title to the property and that Purchaser obtain appropriate insurance coverage including that required by the lender, effective with the time of closing.

\_\_\_\_\_  
Purchaser

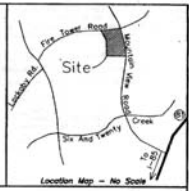
\_\_\_\_\_  
Seller



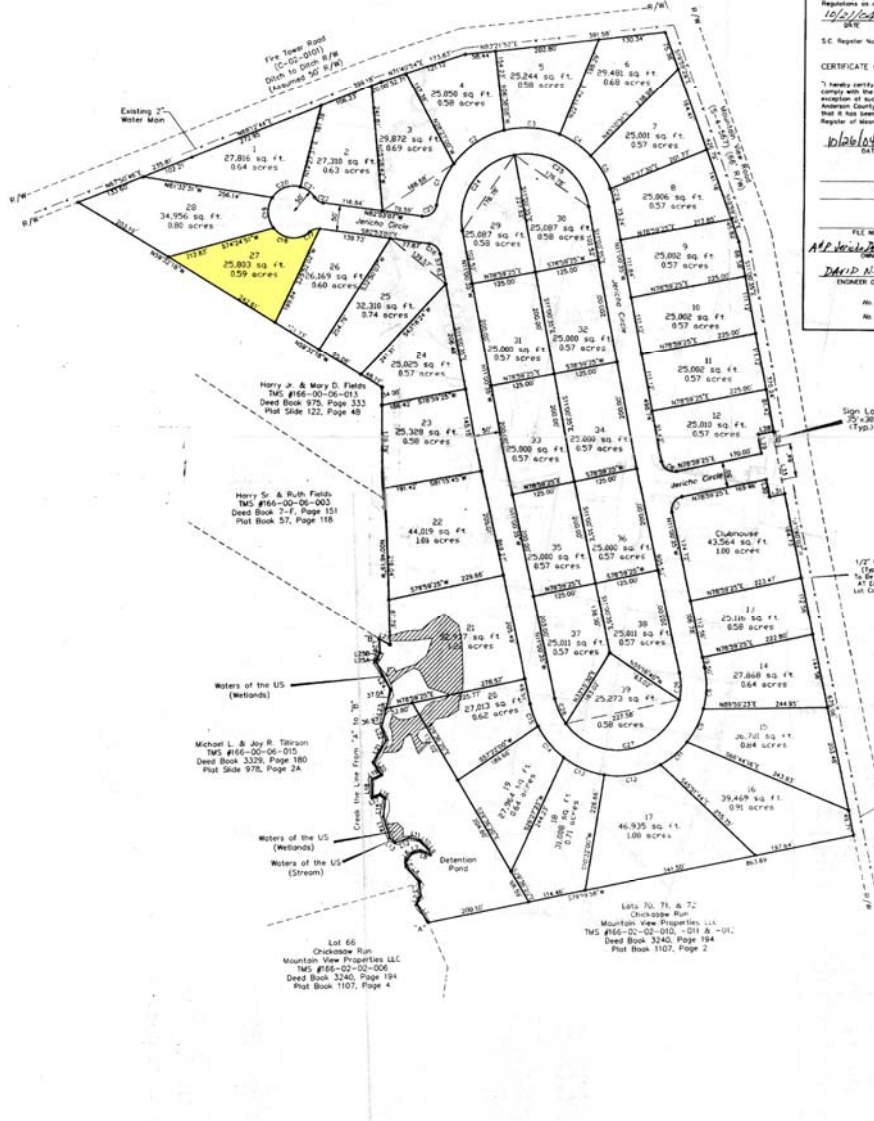
LEGEND  
Full P/L, New  
Full P/L, Old  
New Lot  
New Utility  
Old Utility  
Other  
Setback

LINE	LENGTH	BEARING
L1	41.96	N30°04'1"W
L2	16.41	N28°49'26"E
L3	26.23	N61°34'13"W
L4	30.33	N41°14'27"E
L5	17.61	N61°32'58"W
L6	17.69	N44°38'21"E
L7	16.70	N75°46'50"E
L8	21.11	S68°12'53"E
L9	14.87	N28°38'48"W
L10	20.89	N49°49'35"W
L11	21.54	N74°36'34"W
L12	28.32	S20°00'30"E
L13	14.18	N47°32'00"W
L14	43.33	N16°32'39"W
L15	35.57	N08°50'12"E
L16	13.00	N58°19'55"W
L17	16.27	S71°02'39"W
L18	34.93	N02°44'40"E
L19	21.52	N68°18'53"E
L20	28.69	N32°02'44"W
L21	51.68	N02°12'10"E
L22	26.52	N21°03'04"W
L23	74.01	N28°05'49"W
L24	61.54	N12°45'01"E
L25	8.79	N24°05'30"E
L26	13.30	N24°05'30"E
L27	24.33	S61°13'19"E
L28	30.00	N28°05'49"W
L29	35.00	S11°00'30"E
L30	25.00	S11°00'30"E
L31	32.00	N28°05'49"W
L32	26.85	S11°00'30"E
L33	91.15	S10°49'01"E

CURVE	RADIUS	CHORD	BEARING	DELTA
C1	175.00	86.17	S28°19'24"W	28°30'36"
C2	175.00	116.71	S58°19'13"W	38°57'23"
C3	175.00	189.94	N86°19'05"W	36°16'17"
C4	175.00	72.99	N56°09'51"W	24°04'16"
C5	175.00	74.89	N11°12'54"W	24°25'43"
C6	25.00	25.26	N04°10'25"W	06°03'00"
C7	25.00	25.26	N13°19'25"E	06°03'00"
C8	175.00	81.58	N62°17'14"E	24°22'30"
C9	175.00	72.25	N27°45'53"E	23°47'30"
C10	175.00	68.84	N50°17'47"E	22°23'30"
C11	175.00	112.19	N60°31'07"E	37°22'41"
C12	175.00	86.10	S66°13'29"E	28°18'56"
C13	175.00	79.28	S29°12'04"E	28°12'30"
C14	175.00	45.94	S18°33'06"E	15°25'01"
C15	25.00	25.26	S66°16'40"E	21°52'30"
C16	25.00	25.41	N32°11'11"E	48°11'27"
C17	50.00	50.47	S68°48'44"E	71°45'33"
C18	50.00	34.89	N55°17'33"W	46°50'38"
C19	25.00	25.41	N18°47'20"W	48°11'27"
C20	25.00	25.26	S55°33'34"E	89°02'38"
C21	25.00	25.26	N33°54'23"E	06°03'00"
C22	125.00	50.94	S11°13'33"W	24°06'33"
C23	125.00	227.58	S78°59'23"W	131°06'00"
C24	125.00	50.94	N21°12'11"E	24°06'33"
C25	175.00	26.52	N15°21'18"W	07°41'25"



**COUNTY CERTIFICATION**  
 CERTIFICATE OF OWNERSHIP AND DEDICATION  
 The undersigned hereby acknowledge that I am (we and) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) true consent and that I (we) warrant the maximum building restriction laws, and hereby dedicate to public use as shown, streets, and easements, hereon or as shown or indicated on said plat.  
 LOCAL USE  
 Types: Residential  
 CERTIFICATE OF RECORDING  
 I, DAVID N. SIMPSON certify that this plat was electronically (drawn under my supervision) (or actual survey made under my supervision) from the actual survey made by me (and description recorded in Book 116-00-06-013 (Deed) and the area of easement as indicated by brackets and dimensions is 11.0000. That the boundaries and area shown on this plan were prepared in accordance with the laws of the State of South Carolina and that I have been approved for recording by the office of the County Register of Deeds in the County of Anderson.  
 10/21/04 DAVID N. SIMPSON  
 LICENSED ENGINEER OR REGISTERED SURVEYOR  
 S.C. Register No. 3828  
 CERTIFICATE OF APPROVAL FOR RECORDING  
 I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Anderson County, with the exception of such portions, if any, as are noted in the minutes of the Anderson County Planning Board of Anderson County, South Carolina and that it has been approved for recording in the office of the County Register of Deeds in Anderson County.  
10/21/04 DAVID N. SIMPSON  
 ANDESON COUNTY PLANNING BOARD  
 Trinity's Gate Subdivision  
 FULL NUMBER 116-00-06-013  
 DAVID N. SIMPSON  
 LICENSED SURVEYOR  
 No. of Acres 32.06 Name of New Roads GA1  
 No. of Lots 38 Date Sept. 20, 2004



- Notes:
- There is a 5' drainage and utility easement on all rear lot lines and on each side of side lot lines. Detention ponds & drainage easements are as shown.
  - Total Subdivision Acreage = 32.06
  - Developer: A & P Jericho Developers, LLC  
208 Coleridge Drive  
Greenville, SC 29642  
864-295-0931
  - Electric Power Furnished by Blue Ridge Electric Cooperative, Inc.
  - All Lot Corners and Curves Marked With 1/2" Rods.
  - 6,000 Sq Ft of Accessible Soil Must Be Available on Each Lot for Septic Tank Drain Lines.
  - Setbacks: (Anderson County Land Use and Development Standards-June, 2003.)  
Front-20'  
Rear-10'  
Side-10'
- This property does not lie in a designated flood hazard area according to FEMA Flood Insurance Rate Map for Anderson County, South Carolina. Community-Panel Number: 45003.0750, effective date: January 2, 1981.

References:  
 TMS #166-00-06-013  
 Plat Side 812, Page 68  
 Deed Book 275, Page 94  
 State of South Carolina  
 County of Anderson  
 Brandy Creek Township  
 Final Plat  
 Trinity's Gate Subdivision  
 Prepared at the Request of  
 A & P Jericho Developers, LLC  
 Farmer & Simpson Engineers, Inc.  
 211 Society Street  
 Anderson, SC 29621  
 Tel. 864-238-0880  
 Date: 10/21/04  
 Scale: 1"=100'  
 4002073 10/24/2004 05311878  
 116-00-06-013  
 864-238-0880  
 211 Society Street  
 Anderson, SC 29621  
 Tel. 864-238-0880  
 Date: 10/21/04



Purchaser

Seller