

McGEE REAL ESTATE COMPANY, INC.
560 MEETING STREET
WEST COLUMBIA, SOUTH CAROLINA
29169-7535
TELEPHONE (803) 739-0550
FAX (803) 796-9420
www.McGeeRealEstate.com

CONTRACT OF SALE

This Contract of Sale entered into this _____ day of _____, 2010
by and between _____ hereinafter called the Seller,
and _____ hereinafter called the Purchaser.

WITNESSETH, that McGee Real Estate Company, Inc. hereby acknowledges receipt from the
Purchaser the sum of (\$ _____) as earnest money on account of the purchase of the
following described property:

(\$ _____), above acknowledged, and further payment of _____
Dollars
(\$ _____), within _____ days from the date of final contract acceptance;

making the total purchase price \$ _____.

The Seller covenants and agrees to bind _____ heirs, executors, administrators, successors, or assigns to
convey the said property to the said _____ heirs, executors, administrators, successors, or
assigns, in fee simple, by a proper and marketable limited warranty deed; free from any and all encumbrances except as are herein
agreed to be assumed by the purchaser.

Upon the tender of such deed above mentioned, the Purchaser agrees to fully comply with the terms of this Contract of Sale.
Seller shall pay documentary stamp tax required to be paid on the deed. All taxes, assessments, rents, and water rents are to be
prorated to date of completion of sale. Roll back taxes, if any, shall be paid by the Purchaser. Failure upon the part of the Purchaser to
comply with the terms hereof within the stipulated time shall entitle Seller and McGee Real Estate Company, Inc. to each receive 50%
of the earnest money and to pursue whatever remedies they may have at law or equity. Upon default by the Seller, Purchaser shall be
repaid all sums paid hereunder and be entitled to pursue whatever remedies they may have at law or equity.

The Seller herein will be responsible for any damage to the property between the date of this contract and final
consummation of the sale unless expressly agreed herein or unless the Purchaser has actual or constructive possession of the property.

McGee Real Estate Company, Inc. does not guarantee payment of check or checks accepted as earnest money. The Seller
herein agrees to pay all real estate fees or commissions as agreed in listing contract. This Contract of Sale and the rights and
obligations shall be governed by and construed in accordance with the laws of the State of South Carolina. The invalidity of any
provision of this Contract of Sale shall not affect the validity or enforceability of any other provision set forth herein. This agreement
constitutes the entire contract between the parties and can only be changed by written agreement signed by the parties hereto.

Witness the Hands and Seals of Seller and Purchaser this day, month, and year above written. Signed, Sealed and Delivered
in the presence of:

WITNESS AS TO SELLER

SELLER

WITNESS AS TO SELLER

SELLER

WITNESS AS TO PURCHASER

PURCHASER

WITNESS AS TO PURCHASER

PURCHASER

IN RECEIPT OF \$ _____ BY
 CHECK CASH OR _____
FROM _____
THIS _____ DAY _____ MONTH OF

ADDRESS _____

THE YEAR 2010 _____

TELEPHONE _____

RECEIVED BY _____

FAX _____