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State of South Carolina, Bill of Sale and Agreement to Purchase Real Estate.  
County of Richland,

Whereas, Mitsuo Tokunaga of Columbia, S. C. is the owner of Greenhouses and real estate on which the same are situated in Greenville, S. C., known as the Shandon Greenhouses, and Whereas, J. Francis Drake of Greenville, S. C., has agreed to purchase the same for sum of \$12,500., it is mutually agreed between the parties, Mitsuo Tokunaga, hereinafter referred to as seller, and J. Francis Drake, hereinafter referred to as the buyer, that the terms and conditions of said sale are as follows: Witnesseth:

One The buyer agrees to pay the seller the sum of Twelve Thousand Five Hundred Dollars in full payment for the greenhouses, real estate, fixtures and all personal property, including goodwill, of whatever kind, belonging to the seller in Greenville, S. C., known as Shandon Greenhouses, of which amount the sum of \$2,500. is to be paid in cash on or before May 8th, 1933, and the remaining \$10,000. is to be assumed as the amount due on a mortgage by Franklin Real Estate and Investment Co., to Wilmington Savings and Trust Company of Wilmington, N. C., on the real estate, which mortgage the seller agrees to obtain an extension for payment of principal sum until January 1, 1941, interest until which time is to be at the rate of 7% per annum.

Two. The seller agrees to execute upon payment of the sum of \$2,500. cash by buyer, a fee simple warranty deed to the real estate, free and clear of all liens and encumbrances, except a mortgage indebtedness of exactly ten thousand dollars, heretofore referred to which the buyer assumes; and deliver said deed to the buyer.

Three The seller hereby grants bargains, sells and delivers to the buyer all personal property of the Shandon Green houses, in Greenville, S. C., of whatsoever kind, excluding only the accounts receivable, and warrants that title to the same to be free and clear of all liens and incumbrances, and further agrees to pay all outstanding indebtedness of the Shandon Greenhouses of Greenville, S. C., and to save the buyer harmless against any claims against the same.

Four. The seller agrees as part consideration of the agreement to sell one thousand Easter lilies for the buyer for cash at market prices, without expense to the buyer, to be paid for by purchasers within thirty days of delivery. Market price of lilies to be at least 12 1/2 cents each.

Five The seller agrees not to engage in the wholesale of rental florist business for a period of five years in Greenville, S. C., and buyer agrees for same period of time, or ever, to not use name Shandon Greenhouses.