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R. M. C.

FRANKLIN HANLON & HAMER

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

A G R E E M E N T

This agreement entered into this the 30th day of January, 1953, by and between Thomas C. Brown, party of the first part, and Samuel W. Creech, agent for James Cason Mundy, 3d, Ruth Mundy Creech, and William Mundy, party of the second part,

W I T N E S S E T H:

WHEREAS, the party of the first part owns Lots Nos. 18, 19 and 20, according to a plat of the property of Druid Hills, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book P, page 113, and,

WHEREAS, the party of the second part is desirous of purchasing said property from the party of the first part, for the sum of Fourteen Thousand Four Hundred (\$14,400.00) Dollars, and,

WHEREAS, there are to be certain improvements, repairs and additions made to the dwelling house located on said lots,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the party of the first part, for and in consideration of the sum of Twenty Four Hundred (\$2400.00) Dollars to him in hand paid by the party of the second part, (receipt of which is hereby acknowledged) and the further payment of the sum of Twelve Thousand (\$12,000.00) Dollars, upon delivery of a fee simple deed to the party of the second part, on or before May 1, 1953, with the repairs, alterations and additions made to said dwelling house, as hereinafter mentioned, does hereby consent and agree:

That the party of the first part agrees to add a bathroom and kitchen with the necessary facilities for both, on the second floor of said dwelling house, to place wrought iron around the porch and steps, to weatherstrip all outside doors, to re-build the concrete wall in the yard, to paint house throughout, to grade yard and to concrete the patio. It is further agreed that the party of the first part shall collect the rents from the basement apartment, from February 1, 1953 until such time as he shall vacate the premises and turn over the said rents to the party of the second part. It is further agreed that the party of the first part shall give occupancy of the house as soon as is possible and not later than ninety days from February 1, 1953. It is further agreed