

The State of South Carolina,

COUNTY OF GREENVILLE

ARTICLES OF AGREEMENT FOR DEED

ARTICLES OF AGREEMENT Made this 25 day of July in the year of our Lord Nineteen Hundred and Fifty-Four

Charles T. Merritt

BETWEEN

Part y of the first part and George L. Sosebee part Y of the second part.

WITNESSETH, That if the said part of the second part, shall first make the payments and perform the covenants hereinafter mentioned on his Part to be made and performed, the said part Y of the first part hereby covenants and agrees to convey and assure to the said part Y of the second part in fee simple, clear of all encumbrances whatever, by a good and sufficient Deed, the lot, piece or parcel of ground situate in the County of Greenville State of South Carolina, known and described as follows, to-wit:

All that certain piece, parcel or tract of land containing thirty-six (36) acres, more or less, being located near and adjoining Donaldson's Air Force Base in the County of Greenville, State of South Carolina, and being comprized of one hundred and ten (110) lots and being known as Donaldson's Heights, with all improvements and buildings located thereon; including all furniture and fixtures located in or around said buildings;

And the said part Y of the second part hereby covenants and agrees to pay the said part Y of the first part the sum of Twenty Seven Thousand Five Hundred and No/100 (\$27,500.00) Dollars in the manner following: Two Thousand Five Hundred and No/100 (\$2500.00) Dollars cash and the balance of Twenty Five Thousand and No/100 (\$25,000.00) Dollars to be paid on or before September 25, 1954;

It being expressly understood by and between the parties hereto that the above mentioned Two Thousand Five Hundred and No/100 (\$2500.00) Dollars down payment will consist of cert in personal property which will be conveyed by the party of the second part to the party of the first part on even date with these premises;

with interest at the rate of --- per cent. per annum, payable --- on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year 1954

(the taxes for 1954 to be pro-rated between the parties hereto) and in case of failure of the

part y of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part, hereby made and entered into, this contract shall,

be terminated, and payments made by the part Y of the second part shall be taken to be in payment of rents for said premises and for damages sustained by the part y of the first part; and such payments shall be retained by the said part of the first part in full satisfaction and in liquidation of all damages by him sustained, and for the rental value of said premises, and the said part Y of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

It being further understood and agreed by and between the parties hereto that the balance owed by the party of the first part on a mortgage to Lawrence Reid will be assumed by the party of the second part as part of the balance of the purchase price; and the party of the first part expressly covenants that payments of said mortgage are current and there are no past due payments;

IT IS MUTUALLY AGREED by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of

Max H. Dwyer, Jerry W. ...

Charles T. Merritt, George L. Sosebee

(L. S.) (L. S.) (L. S.)

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