

The State of South Carolina.

COUNTY OF GREENVILLE

ARTICLES OF AGREEMENT FOR DEED

ARTICLES OF AGREEMENT Made this 9th day of MAY, 1963, in the year of our Lord Nineteen Hundred and Sixty-three BETWEEN

Ruth H. Cooley, hereinafter referred to as Tipton hereinafter referred to as

Part Y of the first part and Van Doren Tipton & Bonnie R. part les of the second part:

WITNESSETH, That if the said parties of the second part, shall first make the payments and perform the covenants hereinafter mentioned on their 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 parties 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 piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot Number Forty-one (41), Section 4, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County," made by Dalton & Neves, February, 1950, Sections 3 and 4 of said plat are recorded in the R.M.C. Office of Greenville County in Plat Book Y, at pages 2-5, inclusive, and pages 6-9, inclusive, respectively. According to said plat, the within described lot is also known as No. 24 Spring Street (Avenue) and fronts thereon 134 feet. This is the same lot of land conveyed to Ruth H. Cooley by deed of Ruth E. Bates, dated Feb. 28, 1962, recorded in Vol. 694, at page 452.

And the said parties of the second part hereby covenants and agrees to pay the said part Y of the first part the sum of Twenty-eight Hundred and No/100 (\$2,800.00) Dollars

in the manner following: Four Hundred and No/100 (\$400.00) Dollars cash and the balance of Twenty-four Hundred and No/100 (\$2,400.00) Dollars with interest from date at the rate of Six & One-half (6 1/2%) per cent, per annum, payable in monthly installments of Twenty-five and No/100 (\$25.00) Dollars, this amount including principal and interest; the first of said installments being due and payable June 1, 1963, and a like installment becoming due and payable on the first day of each and every calendar month thereafter until the whole of said debt with interest is paid in full, or until such loan as hereinbelow referred to has been secured;

and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year 1962 and in case of failure of said

parties of the second part to make either of the payments or any part thereof, or to perform any of the covenants on their part, hereby made and entered into, this contract shall, at the options of the part Y of the first part, be terminated, and payments made by the part les 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 Y of the first part in full satisfaction and in liquidation of all damages by her 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, or he may retain the amount paid and also require specific performance of this contract.

IT IS AGREED by the parties hereto that at such time the balance on the debt hereinabove referred to has been reduced sufficiently so that Parties of the Second Part may obtain a loan on above premises, said Parties of the Second Part will immediately obtain said loan and pay off the balance and interest due on the above obligation.

IT IS FURTHER AGREED That the Parties of the Second Part will at their expense maintain fire insurance for the insurable value of the above building, making the same payable to the parties hereto as their interests may appear in the event of loss.

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
[Signatures: Owen D. Jones, Barbara F. Brannen]
As to Party of the First Part.
[Signatures: Owen D. Jones, Barbara F. Brannen]
As to Parties of the Second Part.

[Signature: Ruth H. Cooley] (L. S.)
Party of the First Part
[Signature: Van Doren Tipton] (L. S.)
[Signature: Bonnie R. Tipton] (L. S.)
Parties of the Second Part.

(CONTINUED ON NEXT PAGE,

SATISFIED AND CANCELLED OF RECORD
9 DAY OF April 1964
Ollie Sarnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

Vertical handwritten text on the right margin: "Van Doren Tipton & Bonnie R. Cooley Deed Plat Book 746 Page 388"