

**CAINE COMPANY**  
REALTORS

**PURCHASE AND SALES CONTRACT**  
"SERVICE BEYOND THE CONTRACT"  
GREENVILLE, S. C.

150.

868  
BOOK 752 PAGE 285

Date May 27 1964

This Memorandum between Mrs. Mary Frances McConnell Plowden  
hereinafter called the Seller, and Patewood Corporation  
hereinafter called the Purchaser, witnesseth:

That the Seller agrees to sell the Purchaser the land hereinafter described for the sum of \$ 85,000.00 - - - - - Dollars, to be paid as follows:  
\$ 4,250.00 cash herewith, receipt of which is hereby acknowledged by Caine Company, who will hold  
this deposit sum in escrow until this transaction is finally closed and will then apply  
same toward payment of purchase price

and the balance of \$ 80,750.00 to be paid in cash on the date deed is delivered.

It is agreed between the parties hereto that this contract is conditioned upon  
the ability of the Purchaser and its Agent, Caine Company, being successful in consummating  
with Goodyear Tire and Rubber Company a lease which is now being negotiated on a portion  
of this land. In the event the Purchaser is unable to consummate the lease with Goodyear  
Tire and Rubber Company, Purchaser shall have the right to cancel this contract, in which  
event the binder deposit above acknowledged will be returned to the Purchaser.

Conveyance to be made when the full purchase price is paid or secured to be paid as provided above. And the Purchaser agrees to buy the  
land hereinafter described and pay for same as herein stated. The Seller agrees to convey by good warranty deed free from encumbrances  
as herein stated. than July 1, 1964

Transaction to be closed, taxes, interest, rents and insurance to be prorated as of date of deed, but not later 10  
Possession of premises to be given date of deed 1964

~~XXXXX~~ DESCRIPTION OF LAND: All that piece, parcel or lot of land in the City of  
Greenville, County of Greenville, South Carolina, located on the west side of Greenacre Road  
and being designated on the County Tax Assessor's Block Book for Greenville County as Lot  
Number 42, in Block 2 on Page 199.1 and having according to said tax book or other survey  
the following approximate dimensions: 360 feet x 480 feet x 229 feet x 302 feet x 272.1 feet  
LESS a triangular shaped rear portion of the above described property which will be determined  
by a survey prior to deed and will be formed by extending the rear property line designated  
~~XXXXXXXXXX~~ above as 302 feet in its same southerly direction until it intersects with  
the south boundary line above designated as 480 feet; Seller to retain ownership of  
triangular portion which would then lie west of the extended rear property line. The Seller  
will retain ownership of the dwelling now situated on the property to be conveyed with the  
understanding that if it is not disposed of within ninety (90) days from date of deed with a  
provision for removal within a reasonable amount of time then all rights of ownership to the  
dwelling shall transfer from Seller to the Purchaser.

The Purchaser executed this agreement with the understanding and the Seller  
by initialing this amendment hereby agrees that a "reasonable amount of time" for  
removal of said dwelling shall not extend beyond a date five months subsequent to the  
date of the deed. M.F.P.

In presence of:

[Signature] Mary Frances McConnell Plowden L.S.  
[Signature] L.S.  
[Signature] PATEWOOD CORPORATION L.S.  
By [Signature] L.S.  
[Signature] REAL ESTATE - INSURANCE - PROPERTY MANAGEMENT - MORTGAGE LOANS

For Release - Agreement See Deed Book 817 Page 641