This agreement made and entered into by and between David B. Brown, hereinafter referred to as the Seller, and Thomas Donald Lewis and Bennie Lee Lewis, hereinafter referred to as the Purchasers.

WITNESSETH:

For and in consideration of the covenants and promises of the parties hereto which are hereinafter set forth, the Seller agrees to sell and convey to the purchasers the following described real estate:

All that certain piece, parcel, or tract of land with buildings and improvements, if any, thereon located on Ryan Drive off Highway 276 near Cleveland, South Carolina, said property consisting of 106 to 107 acres more or less

In consideration for said tract of land the Purchasers agree to pay the Seller the sum of \$20,000.00 to be paid as follows:

- (a) \$5,150.00 at the time this instrument is executed, said \$5,150.00 being in addition to the \$100.00 already tendered by the Purchasers and thereby making the initial payment a total of \$5,250.00;
- (b) The Purchasers will give a note and mortgage to the Seller, said mortgage securing the above described property for the balance of the consideration due, said balance being \$14,750.00;
- (c) The terms of the note and mortgage are such that they shall mature within ten (10) years from the date of the execution of this instrument and an interest rate shall be charged at the rate of

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