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by a first-lien mortgage over the land sold and conveyed, with dower duly renounced, and the said Calvin Kelley does hereby promise and agree to make, execute and deliver to the said J. H. Roberts the negotiable promissory note and the first lien mortgage herein mentioned simultaneously with the receipt of the title deed to the said land and hereinafter mentioned;

(5) The said J. H. Roberts promises and agrees to make, execute and deliver to the said Calvin Kelley, upon receipt of the Thirteen Thousand Five Hundred (\$13,500.00) Dollars and the simultaneous execution and receipt of the note and mortgage aforesaid, a good, fee simple title deed to said land, with dower duly renounced, and thereby conveyed said land to the said Calvin Kelley, by a good, marketable fee simple title, clear of all liens and encumbrances, except such easements, covenants and restrictions that may be over said land and of public record or observable by inspection of the land.

The said J. H. Roberts shall use the land above described, and receive the rents and income therefrom, until this transaction is closed and consummated, but the said Calvin Kelley may, at any time before February 1, 1974, erect and use a building on lots numbers 6, 7 and 8, but he shall not thereby acquire any ownership in or other rights to or in the said land.

IN WITNESS WHEREOF, the parties hereto set their hands and affix their seals, binding themselves, their heirs, personal representatives and assigns, to the faithful performance of this agreement, firmly by these presents, this the first day of February, 1973.

Signed, Sealed and Delivered in the presence

of:  
Jane H. Bowen  
C. B. Bowen

J. H. Roberts (SEAL)  
J. H. ROBERTS  
Calvin Kelley (SEAL)  
CALVIN KELLEY

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned does hereby assign, transfer and set over to LKV Enterprises, Inc., Assignee, the within contract between J. H. Roberts, as seller, and Calvin Kelley, Purchaser, for the sale and purchase of the real estate described in the Contract.

Witnessed by: Donald R. Wilkins

Calvin Kelley  
Assignor

Dated:  
October 1, 1973.

LKV ENTERPRISES, INC.  
BY: Melvin L. Lunnus Pres.  
Assignee

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