

George W. Vaughn, and
Lois B. Vaughn,
Sellers:

To:
Virginia E. Miller
Buyer:

AGREEMENT TO SELL AND BUY

In consideration of the sum of Three Thousand Sixty (\$3,060.00)----- Dollars
this day received from Virginia E. Miller Purchaser

of the following described property: All that piece, parcel or lot of land in Greenville County, located North from Greer, S. C., on the Eastern side of Cannon Road and being the Northern part of property shown on plat made for W. David Roe, by John A. Simons, surveyor, recorded in plat book 4J page 163B, Greenville County R. M. C. Office and having the following metes and bounds: BEGINNING at nail in center of Cannon Road, corner of lot conveyed to Love by deed recorded in deed book 968 page 125, being lot No. 7 on plat of George W. Vaughn, by S. D. Atkins, Dec. 11, 1973 and running thence with center of road to (N. 13-07 W., 368.4 feet) about center of Duke Power Co. right of way; thence S. 86-01 E., 467 feet along about center of right of way to old pin; thence N. 5-19 E., 1220.5 feet to iron pin; thence S. 76-52 E., 882 feet to pin near branch; thence with the branch, the branch the line S. 54-45 W., 315 feet, S. 43-35 W., 250 feet, to old pin; thence S. 37-32 W., 121.1 feet, S. 14-08 W., 134 feet, S. 7-56 W., 187 feet, S. 17-01 W/, 170 feet and S. 5-45 W., 180 feet more or less to rear corner of said Love lot; thence with Love S. 73 W., 775 feet to the beginning corner.

The purchase price being Twelve Thousand Two Hundred Forty (\$12,240.00) Dollars

On the following terms: the sum of 25% to be paid upon the execution of this instrument (the sum of \$1,000.00) heretofore given as deposit, the balance of \$9,180.00 to be paid in full on or before 90 days from date.

The Seller covenants and agrees and binds themselves and their heirs, executors, administrators, successors and assigns to convey the above described property to the said Virginia E. Miller heirs, administrators or assigns in fee simple by proper Warranty Deed with dowers duly renounced, free from incumbrances except such as are herein agreed to be assumed. And upon tender of such deed the Purchaser agrees to fully comply with the terms of this contract within 90 days.

If there is found to be any flaw in the title, which cannot be straightened out, the forfeit put up by the Purchaser is to be returned to said Purchaser.

All taxes, rents and insurance to be prorated at the date of consummation of sale.
Seller pay all of 1974 taxes, prorate 1975 taxes

Upon failure of the Purchaser to comply with the terms hereof within the stipulated time, the Seller is to have the right to retain the amount this day paid, and to enforce the performance of this contract according to law.

In witness whereof we have hereunto set our hands and seals this 13 day of Dec. 19 74

Signed, sealed and delivered in presence of:

George W. Vaughn
George W. Vaughn
Lois B. Vaughn
(wife) Lois B. Seller Vaughn
Virginia E. Miller
Virginia E. Purchaser Miller

(over)

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