



The State of South Carolina,  
COUNTY OF GREENVILLE

ARTICLES OF AGREEMENT FOR DEED

ARTICLES OF AGREEMENT Made this 14 day of October, 1975  
in the year of our Lord Nineteen Hundred and Seventy-five BETWEEN  
A. T. Dallas

Part y of the first part and Paul N. Cruell party of the second part:

WITNESSETH, That if the said party of the second part, shall first make the payments and perform the covenants hereinafter mentioned on his Part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party 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: Lot No. 214 on plat of Addition No. 1 of South Forest Estates recorded in Plat Book EE page 195 of the RMC Office for Greenville County, S. C., said lot having a frontage of 75 feet on the northwest side of Plainfield Circle, a depth of 192.4 feet on the southwest side, a depth of 195 feet on the northeast side, and a rear width of 75 feet.

And the said party of the second part hereby covenants and agrees to pay the said party of the first part the sum of Nineteen Thousand Five Hundred (\$19,500.00) Dollars in the manner following: Dollars cash and the sum of Two Hundred Three and 70/100 Dollars (\$203.70) representing One Hundred Fifty-six and 10/100 Dollars (\$156.10) toward principal and interest, Thirty-five Dollars (\$35.00) toward hazard insurance and taxes, and Twelve and 60/100 Dollars (\$12.60) toward mortgage protection insurance, said sum to be paid monthly on the first day of each and every month, beginning October 1, 1975; and if said sum is not paid by the 10th day of each month, a late charge of Five Dollars (\$5.00) shall be made with interest at the rate of ~~-----~~ per cent per annum, payable ~~-----~~ on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year ~~-----~~ and in case of failure of said

party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part, hereby made and entered into, this contract shall, at the options of the party of the first part, be terminated, and payments made by the party of the second part shall be taken to be in payment of rents for said premises and for damages sustained by the party of the first part; and such payments shall be retained by the said party of the first part in full satisfaction and in liquidation of all damages by him sustained, and for the rental value of said premises, and the said party 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 MUTUALLY AGREED by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

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  
Deborah L. Durham }  
RVA M. Johnson } A. T. Dallas (L. S.)  
Sue A. Henderson } Paul N. Cruell (L. S.)

MY COMMISSION EXPIRES  
SEPTEMBER 12, 1977

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