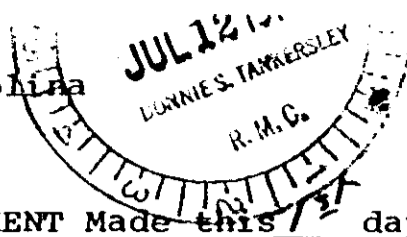


The State of South Carolina
COUNTY OF GREENVILLE



VOL 1060 PAGE 327

ARTICLES OF AGREEMENT FOR DEED

ARTICLES OF AGREEMENT Made this 12th day of July

in the year of our Lord Nineteen Hundred and 77 BETWEEN Leila
Garrett, Magdaline Davis, Margaret Stone, P. E. Burns, T. E. Burns and
W. C. Burns, Parties of the first part and Thomas Garrett 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 parties of the first part hereby covenant and
agree 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:

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All that lot or parcel of land in Oaklawn Township, Greenville,
County, South Carolina, containing 1.71 acres, more or less, and
having the following courses and distances according to survey and
plat made by John C. Smith, Surveyor, August 14, 1964, to wit:

BEGINNING at center of Ware Road L. Eden corner, thence along Eden
line N. 08-16E. 400 feet to nail in center of a treated road, thence
along W. C. Burns line S 54-31 E 286.6 feet to David corner, thence
along Davis line S 29-15 W 323 feet to point in center of Ware
Road, thence along center of Ware Road N 68-43 W 144.8 feet to
beginning corner. Bounded on the North by William C. Burns, on
the East by William P. Davis, on the South by Ware Road and on
the West by L. Edens.

LESS, HOWEVER, that certain parcel of land shown as Lot # A on a plat
by John C. Smith, Reg. LS. No. 1443 and dated October 22, 1969, to
be recorded simultaneously herewith.

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This being the identical lot of land Charlie Burns received by Deed
of William C. Burns dated January 8, 1977 and duly recorded in the
RMC Office for Greenville, South Carolina in Deed Book 1049, at
Page 453.

Party of the 2nd part's address is Route 2, Box 66, Pelzer, South
Carolina, 29669.

And the said party of the second part hereby covenants and agrees to pay the
said parties of the first part the sum of One Thousand Dollars and 00/100
(\$1000.00) in the manner following: One Hundred Dollars and 00/100 (\$100.00)
cash and the remaining Nine Hundred Dollars and 00/100 (\$900.00) at the issuing
of the Deed to the party of the 2nd part; an event which is to occur as soon as
is legally possible under South Carolina law relating to the sell of land of a
decedent; and the party of the 2nd part is to pay all taxes, assessments or
impositions that may be legally levied or imposed upon the land subsequent to
the year 1976 and in case of failure of said Thomas Garrett, party of the second
part to make either of the payments or any part thereof, or to perform any of