

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) AGREEMENT

THIS AGREEMENT made and entered into this 5th day of May, 1978, by and between BRUCE R. DUNCAN, hereinafter called Seller, and SILAS N. EPPS AND CASSIE EPPS, hereinafter called Purchasers, whereby it is agreed as follows:

That the Seller agrees to sell unto the Purchasers the property hereinafter described for the consideration of Eight Thousand Four Hundred and No/100 (\$8,400.00) Dollars plus the Purchasers presently assuming that certain mortgage given by the Seller and his former wife to Blue Ridge Production Credit Association in the original amount of Sixteen Thousand and No/100 (\$16,000.00) Dollars, said mortgage recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1330 at Page 893, and being dated February 24, 1977; that as further consideration, the Seller does hereby agree to render to the Purchasers the sum of One Thousand Three Hundred and No/100 (\$1,300.00) Dollars, when the note is paid off, said amount being the approximate pro-rata balance of the bond given by the Seller to the Blue Ridge Production Credit Association at the outset of the loan.

The Purchasers agree to comply with all of the terms and provisions of the said mortgage above referenced together with the terms and provisions of the note executed in conjunction with said mortgage and further agrees to make the monthly mortgage payments directly to Blue Ridge Production Credit Association; that said monthly mortgage payments by the Purchasers will commence on the 1st day of May, 1978, and continue until the mortgage is satisfied. The Seller, however, reserves the privilege to anticipate or pay the entire balance prior to maturity without penalty.

The Purchasers further agree to pay all real estate property taxes, assessments or other levies on the property. The Seller, however, reserves the privilege to anticipate or pay all the real estate property taxes, assessments or other levies on the property prior to maturity without penalty.

The property, which is the subject of this Agreement, is described as follows:

ALL that certain piece, parcel or lot of land lying and being on the northwesterly side of a county road in the County of Greenville, State of South Carolina, containing 25.35 acres, according to a plat of property of Bruce Duncan prepared by Terry T. Dill, dated September 15, 1971, and recorded in the RMC Office for Greenville County, S.C., in Plat Book SSS, page 468, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of county road, said pin being the joint corner of property of grantor and property now or formerly belonging to Robert E. Harbert and running thence with the Harbert line, N. 64-15 W. 90 ft. to an iron pin; thence continuing with the Harbert line N. 28-15 W. 115 ft. to an iron pin; thence continuing

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