

1078 4941

with the Harbert line N. 17-32 E. 292 ft. to an iron pin, corner of property of grantor and property now or formerly belonging to Robert E. Harbert and George Smith; thence N. 65-41 W. 125 feet to an iron pin; thence N. 18-44 E. 219.2 ft. to an iron pin; thence N. 54-00 E. 794 ft. to an iron pin, joint corner of property of W. C. Henson and Beatrice Henson and property now or formerly owned by Stanley R. Guest and Fred Ash; thence with property line of Guest S. 42-20 W. 1,186 ft. to an iron pin in center of creek; thence with center of creek as property line the traverse line being N. 44-00 W. 132 feet to an iron pin; thence N. 72-50 W. 110 ft. to an iron pin; thence N. 84-15 W. 130 ft. to an iron pin; thence N. 60-11 W. 85 ft. to an iron pin; thence S. 87-27 W. 100 ft. to an iron pin; thence N. 84-54 W. 90 ft. to an iron pin; thence N. 79-12 W. 160 ft. to an iron pin; thence N. 84-33 W. 170 ft. to an iron pin; thence N. 76-04 W. 80 feet to an iron pin; thence N. 83-30 W. 478 ft. to an iron pin; thence S. 85-39 W. 208 ft. to an iron pin in center of county road; thence with center of county road N. 07-13 W. 12.5 ft. to an iron pin, the point of beginning.

This being the same property acquired by deed of Janice H. Duncan, dated November 5, 1974, and recorded in the Office of the RMC Office, in Deed Book 1010, Page 346, Greenville County, Greenville, S. C.

That upon payment of the monies and satisfaction of the mortgage herein provided for, Seller agrees to convey unto the Purchasers by good and marketable fee-simple title the property above described, subject to such restrictions, easements, rights-of-way as may appear from the records of the Greenville County Courthouse or may appear on the premises itself.

It is understood and agreed that the Purchasers are to have possession of the premises during the term of their compliance with this Agreement, and the Purchasers agree to maintain said property in as good condition as the same now is, reasonable wear and tear and depreciation excluded, and the Purchasers shall require only of the Seller the use of the premises during the terms of this Agreement; and should any default be made in the payments heretofore provided, so that any payment becomes more than sixty (60) days in arrears, the monies paid under the terms hereof, shall be treated as rental, and upon the payments being in arrears for sixty (60) days, the Purchasers agree to vacate the premises within sixty (60) days from the last payment made under the terms hereof.

It is understood and agreed that this Agreement shall be binding upon the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THE DATE FIRST ABOVE WRITTEN.

IN THE PRESENCE OF:

Peggy Argonne
Linda Malone
Peggy Argonne
Linda Malone
Peggy Argonne
Linda Malone

Bruce R. Duncan
 BRUCE R. DUNCAN, SELLER

Silas N. Epps
 SILAS N. EPPS, PURCHASER

Cassie Epps
 CASSIE EPPS, PURCHASER

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