

The State of South Carolina,

1112 702

THIS AGREEMENT, made and concluded at Belton in the State aforesaid, by and between Dr. W.F. Keown, Executor of the A.J. Keown Estate as party of the first part, and \_\_\_\_\_ party of the second part:

WITNESSETH, That the party of the first part agrees to sell and the party of the second part agrees to buy, subject to the rights of tenants, the real estate described as follows, upon the terms and conditions set forth below:

DESCRIPTION OF PROPERTY

That certain parcel and lot of land known as Lot No. Two, Block 4, Page 79 in the City Block Book of Greenville, South Carolina, recorded in the RMC Office of Greenville County. This lot is listed in the name of A.J. Keown and a complete legal description can be found in Deed Book 833 at Page 431 of the Greenville RMC Office.

TERMS OF SALE

The purchase price for the property shall be Fourteen Thousand and no/100 (\$14,000.00) Dollars and shall be paid in the following manner: The sum of Four Thousand and no/100 (\$4,000.00) Dollars in cash at the time of the execution of this agreement, receipt of which is hereby acknowledged, and the balance of Ten Thousand and no/100 (\$10,000.00) Dollars cash payable within twelve (12) months from the execution date of this agreement with party of the second part to pay party of the first part interest on the deferred balance of the purchase price at the rate of Ten Percent (10%) per annum payable monthly beginning on October 25, 1979 and a like payment being due each and every month thereafter.

Interest payments shall be made at Dr. W.F. Keown, Exec. Est. A.J. Keown P.O. Box 332, Belton, S.C. 29627 Interest is to start on the date of the execution of this agreement

Party of the Second part may at his option pay the entire balance of the purchase price remaining due at any time, or any part of such balance, before maturity, without notice to party of first part and without penalty.

upon the delivery of a good and marketable title to the property above described.

The parties hereto agree that all taxes upon the real estate or to be levied in the calendar year, in which the deed is delivered, be pro-rated to date of delivery of deed as if levied for calendar year in which deed is delivered.

Parties agree that all additional charges and expenses due shall be paid by the party of the second part.

The parties hereto agree that the sum of Four Thousand and no/100 (\$4,000.00) Dollars, has been paid by the party of the second part to the party of the first part on account of the purchase price of the above described property it being expressly agreed that this amount shall be forfeited to Party of the first part should default be made in the payment of the balance of the purchase price upon the terms and conditions aforesaid.

The parties further covenant and agree, that this written instrument expresses the entire agreement between the said parties, and may be enforced by either by specific performance and there is no other agreement oral or otherwise varying or modifying the terms of this agreement.

WITNESS our Hands and Seals, this 23 day of September A.D. 1979

IN THE PRESENCE OF:

Carolyn K. Haggard  
Carolyn K. Haggard  
W. W. Simpson

Elliot T. Frazier (S.)  
W. F. Keown (S.)  
John H. ...

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