

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS AGREEMENT, made and entered into this 20th day of January, 1948, by and between JAMES C. FLEMING, hereinafter referred to as the Seller, and CLIFTON W. JONES, hereinafter referred to as the Purchaser,

WITNESSETH:

The seller hereby agrees to sell and convey unto the Purchaser the following described real estate, to-wit:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Maco Terrace, known and designated as Lot No. seven (7), on plat of property of Central Realty Corporation, according to plat of said property made by Pickell & Pickell, Engineers, dated March 13, 1946, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Flat book "P", at page 7, and having, according to said plat, the following metes and bounds, to-wit:

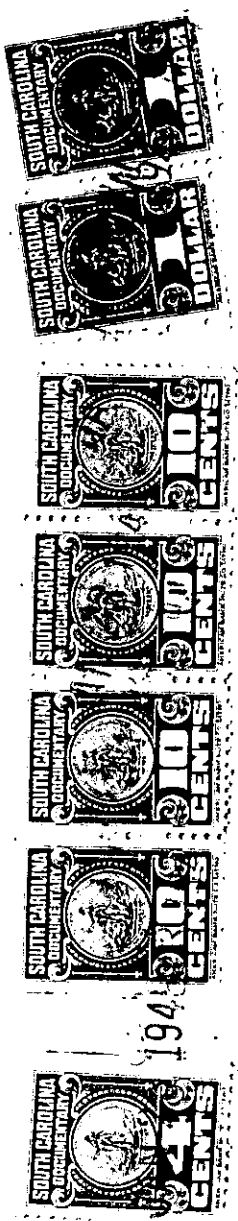
BEGINNING at a point on the East side of Maco Terrace, joint corner of Lots Nos. seven (7) and eight (8), and running thence with the said East side of Maco Terrace, N. 36-05 W. fifty-five (55) feet to a point, joint corner of Lots Nos. 6 and 7; thence along the joint line of said lots Nos. 6 and 7, N. 54-03 E. one hundred and twenty-five (125) feet to a point, joint rear corner of Lots Nos. 6 and 7; thence S. 36-05 E. fifty-five (55) feet to a point, joint rear corner of Lots Nos. 7 and 8; thence along the joint line of Lots Nos. 7 and 8, S. 54-03 W. one hundred and twenty-five (125) feet to the beginning corner, corner of Lots Nos. seven (7) and eight (8), on the East side of Maco Terrace.

1. The Agreed sale and purchase price of said property is Seven Thousand and Fifty (7,050.00) dollars, to be paid as follows: The Purchaser is paying \$1,000.00 cash on said property; the Purchaser is assuming the balance due upon a certain mortgage made and executed by Ralph E. Carlson and Bilen G. Carlson to and in favor of Canal Insurance Company, dated May 1st, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book No. 345, at page 147, which said mortgage was transferred under date of July 10th, 1946 by Canal Insurance Company to New York Life Insurance Company, which said transfer is recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book No. 347, at page 124; the Purchaser is to pay the balance of said purchase price, amounting to Eight Hundred and Fifty (\$850.00) dollars at the rate of Twenty (20) dollars per month, for the first eleven (11) months from the date hereof, the balance, both principal and interest, to become due and payable twelve months from the date hereof; all deferred payments hereunder to bear interest at the rate of six (6) per cent. per annum from date; all payments to be applied first to the payment of accumulated interest and the balance to reduction of the principal indebtedness.

2. The Purchaser is to move into the above described premises upon the execution of this agreement; the Purchaser is to commence making the monthly payments on the above described mortgage on said premises, and the \$850.00 to be paid hereunder shall be payable in monthly payments of \$20.00 per month, payable in advance, with interest at 6% computed monthly; with the entire balance due in 12 months from date.

3. The Purchaser is to pay all taxes assessed against said property after the year 1947.

4. Upon the payment of the \$850.00 provided herein, as herein specified, the Seller will convey to the Purchaser by fee simple deed the real property herein described, free of encumbrances or lien of every description, with the exception of the mortgage assumed by the Purchaser as a party of the purchase price hereof.



Paid in full
1-7-49

Witness:

James C. Fleming

SATISFIED AND CANCELLED OF RECORD
7 DAY OF *Jan* 1949
Clifton W. Jones