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CLERK OF COURTS  
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CONTRACT OF SALE

KNOW ALL MEN BY THESE PRESENTS that we, Eugene J. Egnot, hereinafter referred to as the Seller, and Arthur J. Ness, hereinafter referred to as the Purchaser, do agree, promise and covenant unto each other the following:

That the Seller agrees to sell and the Purchaser agrees to buy the property presently owned by Eugene J. Egnot which is situate on Pine Creek Drive in the Belle Meade Subdivision, Greenville, S. C. This property is known and designated as Lot No. 322, Section 3, on a Plat of Belle Meade, recorded in Plat Book GG at page 187 in the R.M.C. Office for Greenville County.

It is hereby mutually agreed and covenanted that the consideration to be paid to Eugene J. Egnot by Arthur J. Ness is to be as follows:

(1) At the closing of this transaction Arthur J. Ness is to assume the current first mortgage on this property which was heretofore given to the C. Douglas Wilson Co. on or about November 1, 1962, in the face amount of \$17,200.00. It is specifically agreed that this mortgage must be paid up to date at the date of assumption and it is further agreed that from January 1, 1963 until the date of closing that Arthur J. Ness will reimburse, at the date of closing, Eugene J. Egnot the total amount that he has paid toward the principal amount of this mortgage.

(2) The Purchaser is to tender the sum of \$1,000.00 in earnest money to the Seller as a further consideration for the sale and this amount is to specifically include a movable steel back fence which is currently situate around the entire yard of the above described property.

It is hereby mutually agreed that the sum of \$200<sup>00</sup><sub>xy</sub> is to be a fair and adequate down payment on this contract to sell and the Seller hereby acknowledged receipt of this sum and

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