

State of South Carolina  
Greenville County

The agreement made and entered into this 8th day of Jan. 1935 by and between J. W. Nowwood Trustee, of the first part, and W. D. McBrayer and W. T. Patrick of the second part, witnesses. The party of the first part agrees to sell to the parties of the second part all that certain piece, parcel or tract of land located on the east side of the Greenville-Anderson Highway, containing 77.8 acres, according to a survey made by R. E. Dalton, C.E., Nov. 1934, and known as a part of the B. F. Martin Ranch, and the parties of the second part agree to purchase said tract of land at the price laid on the terms outlined below.

The price of the parcel is \$110.00 per acre or \$8558.00. Terms are as follows: The party of the first part agrees to allow the parties of the second part to recede said land in smaller parcels as per revised plat, and agrees to release each smaller parcel, executing a deed therefor upon the payment in cash of one fourth of the release price as detailed below, and to accept from the purchasers of such tract a mortgage for three-fourths of said purchase price to be paid in three equal annual installments, any unpaid portion to bear interest at 6% to be paid semi-annually. The parties of the second part agree that in no case will the smaller tracts be sold for less than the release price and in case a smaller tract is sold for cash and at a price in excess of the release price not less than 50% of sale price will be paid to party of first part. The party of the first part agrees to accept in lieu of any interest charge for the year 1935 the rent already agreed upon by and between himself and W. D. McBrayer. The party of the first part also agrees to convey in full to the parties of the second part any portion of the 77.8 tracts not receded by them when they have paid the mortgage of the purchase price of the smaller tract. The party of the first part agrees to pay for the equivalent of the two years unpaid interest with the first payment of the second part to the party of the first part on any unpaid balance of the purchase price during the year of 1936 at the rate of 6% to be computed and paid semi-annually. Taxes will be assumed by the parties of the second part for the year 1935 and thereafter, except that purchasers of the smaller tracts shall be responsible for any taxes due on their respective parcels after conveyance has been made to them. The release price on the several smaller tracts shall be as follows:

Tract #1 - \$250.00	Tract #9 - \$2250.00	Tract #17 - \$150.00
#2 - 375.00	#10 - 1125.00	#18 - 150.00
#3 - 500.00	#11 - 150.00	#19 - 200.00
#4 - 275.00	#12 - 150.00	#20 - 200.00
#5 - 425.00	#13 - 150.00	#21 - 200.00
#6 - 575.00	#14 - 150.00	#22 - 225.00
#7 - 600.00	#15 - 150.00	#23 - 225.00
#8 - 750.00	#16 - 150.00	Total \$9375.00

Executed in triplicate this the 8th day of Jan. 1935  
In the presence of:  
W. D. McBrayer }  
J. L. Rue Hanson }  
J. L. Rue Hanson }  
W. T. Patrick }  
W. T. Patrick }  
J. W. Nowwood, Trustee }  
Party of the first part }  
W. D. McBrayer }  
W. T. Patrick }  
Parties of the second part }