

MAR 5 10 15 AM '70

OLLIE FARNSWORTH  
R. M. C.

The State of South Carolina.

COUNTY OF Greenville

ARTICLES OF AGREEMENT FOR DEED

ARTICLES OF AGREEMENT Made this 5th day of February  
in the year of our Lord Nineteen Hundred and Seventy BETWEEN  
Dannalee P. Tribble

Party of the first part and Bobby Curtis Culbreth part Y of the second part:

WITNESSETH, That if the said party of the second part, shall first make the payments and perform the covenants hereinafter mentioned on his Part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said part Y of the second part in fee simple, clear of all encumbrances whatever, by a good and sufficient Deed, the lot, piece or parcel of ground situate in the County of Greenville State of South Carolina, known and described as follows, to wit:

All that certain piece, parcel or lot of land situate, lying and being on the western side of U.S. Hwy #25, containing 0.377 acre more or less and being more particularly shown and designated as the Northeastern corner of a plat made by J. Mack Richardson, L.S., dated November 1952, said 0.377 acre lot having been cut off January 29, 1970 by H. J. Martin, S.C. Reg. L. S. 2320, said plat being of record in the Office of the Clerk of Court for Greenville County in Plat Book \_\_\_\_\_, at Page \_\_\_\_\_, said lot having the metes and bounds, courses and distances as upon said plat appear, being bounded on the North by a branch, on the East by U.S. Hwy 25, and on the South and West by other lands of Party of the first part.

And the said party of the second part hereby covenants and agrees to pay the said part Y of the first part the sum of Twenty Thousand and No/100 (\$20,000.00) Dollars in the manner following: One Thousand and No/100 (\$1,000.00) Dollars cash and the balance to be paid at the rate of Two Hundred Dollars (\$200.00) per month, the first payment to become due and payable on March 1, 1970, and a like payment on the first day of each and every month thereafter until paid in full

with interest at the rate of 8% per cent. per annum, payable monthly on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year 1969 and in case of failure of said

part Y of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part, hereby made and entered into, this contract shall, at the options of the party of the first part, be terminated, and payments made by the part Y of the second part shall be taken to be in payment of rents for said premises and for damages sustained by the part Y of the first part; and such payments shall be retained by the said part of the first part in full satisfaction and in liquidation of all damages by her sustained, and for the rental value of said premises, and the said part Y of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor, or he may retain the amount paid and also require specific performance of this contract.

IT IS MUTUALLY AGREED by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of

P. W. Knight  
George P. Sullivan

Dannalee P. Tribble (L. S.)  
Bobby Curtis Culbreth (L. S.)  
\_\_\_\_\_(L. S.)

(Continued on Next Page)