

acknowledged, and of the mutual covenants herein contained the parties here-
to do hereby agree as follows:

(1) The First Party will exercise due diligence in obtaining a
good, marketable fee simple deed, with himself as grantee, from the
devise(s) and/or heirs of R. J. Rowley to the following described property:

All that certain piece, parcel or tract of land lying and
being on the Easterly side of Davis Drive, near the City of
Greenville, S. C., in Gantt Township, containing 2.29 acres,
more or less, according to a survey of J. Mac Richardson en-
titled property of J. L. Patterson, and having according to
said survey the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Davis
Drive, corner of R. J. Southerland, and running thence along
the Southerland line S 80-51 E 596.4 feet to a branch; thence
with the branch as the line along the following traverse lines:
S 13-37 W 91 feet, S 5-33 W 64 feet, S 54-43 W 83 feet, S 50-55
W 52.8 feet; thence leaving the branch N 75-46 W 319 feet to an
iron pin, property this day conveyed to Patterson; thence along
the Patterson line N 13-18 E 150 feet to an iron pin; thence con-
tinuing with the Patterson line N 63-58 W 200 feet to an iron
pin on the Easterly side of Davis Drive; thence along the Easter-
ly side of Davis Drive N 13-18 E 15 feet to the point of begin-
ning.

(2) Upon acquiring title, the First Party agrees to forthwith con-
vey to the Second Party by deed a good and marketable fee simple title for
which the Second Party agrees to pay to the First Party the sum of Six
Hundred Sixty & 7/100 (\$660.00) upon delivery of said deed.

(3) Until delivery of deed as aforesaid, the First Party is to pay
all land taxes thereon, but on closing of the transaction taxes for the cur-
rent year are to be prorated as of the date of closing. The Second Party
shall have sole possession, use and enjoyment of the tract described in par-
agraph 1 hereof from the date hereof until delivery of deed as above pro-
vided.

(4) This agreement shall be binding upon the parties hereto, their
heirs and assigns.

(5) Mrs. Medlock joins in this agreement because of her dower in-
terest in said tract.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands
and seals the day and year first above written.

WITNESSES:

Alban B. Kendrick
Eunice W. Shelton

F M Medlock (LS)
First Party

Mrs Lucile Medlock (LS)
First Party

J L Patterson (LS)
Second Party