

FEB 20 4 00 PM '74  
DORRIS S. TANKERSLEY  
R.M.C.

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

202

STATE OF SOUTH CAROLINA )  
  :     AGREEMENT TO BUY AND SELL  
COUNTY OF GREENVILLE     )     REAL ESTATE

THIS AGREEMENT made and entered into this 19th day of February, 1974,  
by and between Gerald E. Davis, hereinafter referred to as "Seller", and Robert A.  
Reynolds, hereinafter referred to as "Buyer", whereby it is agreed as follows:

I

The Seller agrees to sell and Buyer agrees to buy the real estate hereinafter  
described on the following terms and conditions:

(a) The sales price of \$21,477.26, of which  
amount the Buyer has paid to the Seller at and before  
the signing of these presents, the receipt whereof is  
hereby acknowledged, the sum of \$3,200.00, leaving  
a balance due on said purchase price in the amount of  
\$18,277.26;

(b) The Buyer agrees to pay to the Seller monthly,  
commencing March 1, 1974, the sum of \$160.75, which  
sum the Seller agrees to receive in trust and apply monthly  
to the mortgage balance on that certain mortgage now held  
by Fidelity Federal Savings & Loan Association of Green-  
ville, or in the alternative, the Buyer may at his election  
pay such amount monthly directly to Fidelity Federal Savings  
& Loan Association, it being understood and agreed that  
the amount of the monthly payment may from time to time  
change due to required deposits for the escrow account and  
the Buyer agrees that his payment will include the total  
amount of the monthly payment required to be paid to  
Fidelity Federal Savings & Loan Association; and,

(c) The Buyer is to have possession of the premises  
by May 1, 1974, Seller agrees in the meantime to pay to the  
Buyer the sum of \$160.75 as consideration for the occupancy  
of the premises for the month of March and an equal amount  
for the month of April, payable on the 1st day of the month.

II

Buyer agrees to apply for assumption of the existing mortgage to Fidelity  
Federal Savings & Loan Association or either to pay off such loan in full on or before  
March 1, 1975, and upon the approval of such assumption or the cancellation of such  
mortgage, the Seller agrees to deliver to the Buyer a good and sufficient warranty deed  
to the premises, subject only to such mortgage as may be assumed and to utility easements,

4328 NY-2