



STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

ARTICLES OF AGREEMENT FOR DEED

THIS AGREEMENT, made and entered into on the 1th day of October, A.D. 1981, by and between JOHNNY ANDREW STATON and JO ANN BABB STATON (hereinafter referred to as "Sellers") and EUGENE MALACHI PATTERSON (hereinafter referred to as "Purchaser"):

WITNESSETH

If the Purchaser shall make the payments and perform the covenants hereinafter mentioned, the Seller hereby covenants and agrees to convey and assure to the Purchaser in fee simple and clear of all encumbrances whatever, by a good and sufficient general warranty deed, certain real property together with improvements, more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

SECTION ONE

PURCHASE PRICE

The Purchase Price for the Premises shall be SIXTY FOUR THOUSAND NINE HUNDRED (\$64,900.00) DOLLARS, to be paid unto Seller in the following manner:

1. NINE THOUSAND TWO HUNDRED ELEVEN AND 51/100 (\$9,211.51) DOLLARS to be paid unto Seller simultaneously with the execution of this Agreement (receipt whereof is hereby acknowledged by Seller); and
2. Purchaser, by this Agreement, agrees to and does assume the indebtedness evidenced by a certain Mortgage, and the note secured thereby, in favor of Perpetual Building and Loan Association, the monthly payments on which are in the amount of FIVE HUNDRED FIVE AND 30/100 (\$505.30) DOLLARS, including escrows for taxes and insurance. It is understood and agreed by and between the parties that the current balance of said loan is approximately \$45,688.49, and the assumption of this indebtedness by Purchaser constitutes part of the consideration for this Articles of Agreement for Deed.

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