

northwesterly direction 132 feet to a point or pin; thence N. 69-20 W. 89 feet to a point or pin in the lot of Lot 21, thence in a southeasterly direction with the dividing line between Lots A and 21, a distance of 145 feet to a point or pin on the northwestern edge of said Conway Drive; thence with the northwestern edge of said Conway Drive 93.5 feet to the beginning corner and being part of the lots conveyed to Mack D. Jenkins and Ruby L. Jenkins by N. D. Clayton, Jr. and recorded in Deed Book 935 at Page 387 of the RMC Office for Greenville County.

T-17-1-83 & 84

2. Purchase Price and Method of Payment: The purchase price shall be Fifty Thousand and no/100ths (\$50,000.00) Dollars. The first payment shall be made on February 1, 1984 in the amount of Five Thousand and no/100ths (\$5,000.00) Dollars. Thereafter the Purchaser shall make additional payments on the purchase price in the total amount of Five Thousand (\$5,000.00) Dollars in the following manner: one installment in the amount of \$2,500.00 shall be due by August 1, 1984 and a second installment shall be due by December 15, 1984. The Purchaser, at his option, may make either or both installments well in advance of the due date. The combined amount due by December 15, 1984 under this paragraph (\$10,000.00) shall be called the "down payment."

Whenever the total "down payment" is received by the Seller from the Purchaser, then the Seller shall deliver a good, marketable title in fee simple to the real estate with improvements.

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