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AGREEMENT TO SELL AND BUY

In consideration of the sum of (\$5200) Five thousand two hundred Dollars
this day received from Ronald and Willene G. Swafford Purchaser

of the following described property: ALL that certain piece of parcel of land located in Dunklin Township of Greenville County bounded on the north by James E. and Alice I. Sandvos, and on the west by Frances Knight Horton and on the south by Horace E. Kelly and on the east by Frank L. Cape and containing 7.1 acres.

A PLAT ATTACHED HEREWITH AND MADE A PART OF THIS CONTRACT.

The purchase price being (\$10,000) Ten thousand Dollars

On the following terms: THAT Seller agrees to finance the balance of (\$4800) four thousand eight hundred dollars at six (6%) per cent simply interest for thirty-four (34) months with thirty-three (33) monthly payments of one hundred fifty dollars (\$150) with remaining payments of one hundred thirty eight dollars (\$138) due on are about the fifteenth of each month.

The Seller covenants and agrees and binds Carroll and Janice G. Hughes heirs, executors, administrators, successors and assigns to convey the above described property to the said Ronald and Willene G. Swafford heirs, administrators or assigns in fee simple by proper Warranty Deed with dowers duly renounced, free from incumbrances except such as are herein agreed to be assumed. And upon tender of such deed the Purchaser agrees to fully comply with the terms of this contract within 10 (ten) days.

If there is found to be any flaw in the title, which cannot be straightened out, the forfeit put up by the Purchaser is to be returned to said Purchaser.

All taxes, rents and insurance to be prorated at the date of consummation of sale.

Upon failure of the Purchaser to comply with the terms hereof within the stipulated time, the Seller is to have the right to retain the amount this day paid, and to enforce the performance of this contract according to law.

In witness whereof we have hereunto set our hands and seals this 2 day of July 19 84

Signed, sealed and delivered in presence of:

BY COMMISSION EXPIRES
MARCH 24, 1987

Carroll Hughes
Seller

Willene G. Swafford
Purchaser

RECORDED JUN 5 1984

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