

OCT 7 11 23 AM 1960

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

AGREEMENT TO SELL AND PURCHASE  
REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that this agreement is made and entered into this 4th day of October, 1960 at Greenville, South Carolina by and between James N. Long hereinafter referred to as the Seller and Julius B. Aiken, Attorney, hereinafter referred to as the Buyer.

WHEREAS, the said James N. Long is the owner of Lot No. 14, situate on Woodside Avenue, City View, Greenville, South Carolina hereinafter more particularly described and, WHEREAS, the said James N. Long, is desirous of selling said lot to Julius B. Aiken, Attorney for the total net purchase price of Four Thousand (\$4,000.00) Dollars, which is to be paid One Thousand (\$1,000.00) Dollars upon the execution of this agreement, the receipt of which is hereby acknowledged and the balance to be paid on or before January 15, 1961, less, however, the balance due on two (2) notes and mortgages of record in favor of L. A. Ramsey and any other unsatisfied liens of record.

From the date hereof until the closing of said sale, the purchaser agrees to make the monthly payments of Forty (\$40.00) Dollars per month on the real estate mortgages in favor of L. A. Ramsey, which payments are to be credited toward the total purchase price of Four Thousand (\$4,000.00) Dollars.

Upon payment of the balance due under this agreement by the purchaser to the seller on and before January 15, 1961, the seller agrees to deliver a deed to the buyer conveying a good, fee simple, marketable title to said lot, free and clear of all liens and encumbrances.

It is further agreed and understood between the buyer and seller that the buyer shall have a right to assign this contract and upon performance of the terms and conditions hereunder by the Assignee or Assignees the seller will deliver a deed conveying a good, fee simple, marketable title to said Assignee or Assignees, free and clear of all liens and encumbrances. The property to be conveyed under the terms of this agreement is described as follows:

*his heirs & assigns ML*  
*his heirs & assigns JBA*

All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, situate on the Eastern side of Woodside Avenue, (formerly Brandon Road) between Monaghan and Woodside Mills, near the City of Greenville, being shown as Lot No. 14 on plat of Morgan Hill Addition, recorded in Plat Book "A" at pages 68 and 70 and described as follows:

BEGINNING at a stake on the Eastern side of Woodside Avenue, 80.13 feet South from O'Neal Street at corner of Lot 13 and running thence with line of said lot, North 82-45 East 161.3 feet to a stake in line of Lot No. 16; thence with  
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