

This agreement entered into between Berry's, Inc. by J. F. Berry, President, (hereinafter referred to as Berry's), Joncas, Inc., by John M. Dempsey, President (hereinafter referred to as Joncas), and Citizens & Southern National Bank of S. C. (hereinafter referred to as C & S).

Whereas, on the 31st day of October, 1967, Berry's, Seller, entered into a contract with Romar, Inc., a S. C. corporation, Purchaser, to sell certain real estate to Purchaser and construct a building for the Purchaser, which contract was recorded in deed book 832, page 275, R. M. C. office, Greenville County, S. C. This contract was rescinded November 21st, 1967 by contract and agreement between the two said parties and John M. Dempsey, individually, and as President of Joncas, said contract being recorded in deed book 833 at page 177, R. M. C. office for Greenville County, S. C. and a subsequent Purchase and Sales contract between Berry's, by J. F. Berry, President and John M. Dempsey, Individually and as President of Joncas, dated November 21, 1967 and recorded in deed book 833, page 179, R. M. C. office for Greenville County, S. C. was entered into between the parties.

In pursuance to said intent and purposes of the contracts and agreements, Berry's deeded to Joncas, by deed dated December 7, 1967 a lot on Poinsett Highway in the County of Greenville, recorded in deed book 834, page 172, R. M. C. office for Greenville County, S. C. and simultaneously Joncas, gave a mortgage and note to Berry's for the construction and purchase price, said mortgage being recorded in mortgage book 1078, page 421, R. M. C. office for Greenville County, S. C.

Whereas, in fulfilling said agreements, Berry's is constructing an automobile car wash building and black topping on the lot, on said property for Joncas. That Joncas has purchased from Lanning Equipment Corporation, 903 East Tallmadge Ave., Akron, Ohio, certain personal property consisting of automatic car wash equipment, by contract dated November 29, 1967, in the sum of FIFTY FOUR THOUSAND NINE HUNDRED AND NO/100 (\$54,900.00) DOLLARS, schedule of such personal property and equipment is attached hereto and marked Exhibit "A" and made a part of this agreement.

That in order for Joncas to purchase said equipment from Lanning Equipment Corporation, Joncas is giving a note and security agreement to C & S in the sum of FIFTEEN THOUSAND ONE HUNDRED AND 67/100 (\$15,100.67) DOLLARS, dated February 20th, 1968 and to be recorded in the R. M. C. office for Greenville County, S. C. Said Joncas to retain title to the property in accordance with the terms of the agreement.

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