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GREENVILLE CO. S. C.

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VOL 1048 PAGE 497

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

This Agreement entered into by and between LLOYD D. AUTEN, (hereinafter called Auten), and FIRST HARTFORD REALTY CORPORATION, (hereinafter called Corporation).

W I T N E S S E T H:

Auten has this day conveyed to Corporation 5.33 acres located on the northern side of Woodruff Road and the eastern side of Old Roper Mountain Road for a consideration of \$213,200.00 computed at \$40,000.00 per acre. A portion of this property (12466.8 square feet) is within the right of way of Old Roper Mountain Road and those premises have been Quit Claimed by Auten.

Corporation has agreed to purchase the property within the road right of way from Auten for a total consideration of \$11,440.00. Corporation has this day given Auten a purchase money mortgage in the amount of \$151,372.00, in which figure is included the \$11,440.00 to be paid for the road right of way.

Auten agrees to provide to Corporation, within a reasonable period of time a deed from the County of Greenville to Corporation for any right, title and interest the County of Greenville may have in and to the right of way of Old Roper Mountain Road. Auten further agrees that should he be unsuccessful in providing said deed then, in that event, the Note and Mortgage due him in the amount of \$151,372.00 will be reduced by the sum of \$11,440.00 making the balance due under the Note and Mortgage the sum of \$139,932.00.

It is understood and agreed by and between the parties herein that should Auten be unsuccessful in obtaining deed from the County of Greenville as stated above then, in that event, Corporation will reconvey to Auten all of their right, title and interest in and to the property within the right of way of Old Roper Mountain Road in consideration of the reduction in the amount due Auten under the Note and Mortgage, title to be free of all liens and encumbrances.

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