STATE OF SOUTH CAROLINA)

AGREEMENT FOR SALE OF REAL ESTATE

COUNTY OF GREENVILLE

This agreement, entered into this 7th day of January, 1958, by and between J. P. Medlock, hereinafter called Seller, and Horace B. McDowell, hereinafter called Purchaser;

WITNESSETH:

That the Seller agrees to sell, and the Purchaser agrees to buy, for a total price of \$3,500.00, and upon the terms and conditions hereinafter stated, the following described real estate:

"All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 22 of the Douglas property at the corner of Hill Street and Palmetto Avenue as shown on plat recorded in the R. MC. Office for Greenville County in Plat Book "F", at Page 126, and having the following metes and bounds, to-wit:

"BEGINNING at the corner of Hill Street and Palmetto Avenue, and running thence with Palmetto Avenue, N. 79-10 W. 158.7 feet to a stake, corner of Lot No. 23; thence with the line of Lot No. 23, S. 10-50 W. 70.65 feet to a stake; thence S. 79-10 E. 158.7 feet to a stake at corner of Lot No. 21 and Hill Street; thence N. 10-50 E. 70.60 feet along Hill Street to the beginning corner, including the plumbing, heating, and electrical fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. This is the same property conveyed to the Seller by C. L. Hunnicutt, et al.

It is understood and agreed between the parties hereto that the Purchaser will pay to the Seller the consideration aforementioned in monthly instalments of \$58.01, beginning on the date hereof and continuing on the 7th day of each and every succeeding month until said sum has been paid in full, said payments to be applied first to interest at the rate of six (6%) per cent per annum, and then to the principal balance remaining due from month to month. It is further understood and agreed that the real estate aforementioned is presently encumbered by a mortgage to the First Federal Savings and Loan Association of Greenville in the original sum of \$3,250.00 and recorded in Mortgage Book 692 at Page 279, the balance due thereon as of this date being the sum of \$2,699.40, including interest for the month of January, 1958. Inasmuch as the monthly payments on said mortgage amount to \$32.50 per month, including interest at the rate of six (6%) per cent per annum, and certain additional amounts are necessary to pay fire insurance premiums and taxes on said property, the Purchaser hereby agrees that so long as said mortgage is unpaid and remains a lien on said property, he will apply \$40.00 of the monthly payments provided hereunder to the payment and reduction of said First Federal mortgage, and will remit the balance of \$18.01 to the Seller. When said mortgage has been paid in full and cancelled, the Purchaser will remit the full payment of \$58.01 directly to the Seller, continuing such payments until the purchase price hereinabove provided has been paid in full, together with interest.

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