

THE STATE OF SOUTH CAROLINA, 10 22 1975

1029 MAY 14

GONNIE S. TANKERSLEY
R.M.C.

THIS AGREEMENT, made and concluded at Greenville in the State aforesaid,
by and between CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC. party of the first part,
and JAMES BROWN, JR., PURCHASER party of the second part:

WITNESSETH, That the party of the first part agrees to sell and the party of the second part agrees
to buy, subject to the rights of tenants, the real estate described as follows, upon the terms and conditions set
forth below:

DESCRIPTION OF PROPERTY
Lot #330 Pacific Avenue, Pleasant Valley Subdivision, Greenville, South
Carolina, including all improvements "as is".

Lot size approximately: 60 x 147 x 60 x 147

TERMS OF SALE

SALES PRICE TEN THOUSAND AND NO/100 -----DOLLARS,
(\$10,000.00) with \$100.00 downpayment and the balance of \$9,900.00 to
be paid on or before May 1, 1976.

PURCHASER agrees to complete the construction in its entirety without
undue delay. He further agrees to secure a conventional loan through
a local savings and loan or if not available to apply through Carolina
National Mortgage for a FHA loan. All loan closing costs and other costs
in securing financing are to paid by the purchaser.
upon the delivery of a good and marketable title to the property above described.

The parties hereto agree that all taxes upon the real estate or to be levied in the calendar year, in which the
deed is delivered, be pro-rated to date of delivery of deed as if levied for calendar year in which deed is delivered.

The parties hereto agree that the sum of ONE HUNDRED AND NO/100 ----- Dollars,
has been paid by the party of the second part to the party of the first part on account of the purchase price of
the above described property it being expressly agreed that this amount shall be forfeited to seller
----- should default be made in
the payment of the balance of the purchase price upon the terms and conditions aforesaid.

The parties further covenant and agree, that this written instrument expresses the entire agreement be-
tween the said parties, and may be enforced by either by specific performance and there is no other agreement
oral or otherwise varying or modifying the terms of this agreement.

WITNESS our Hands and Seals, this 11th day of November A. D. 1975

IN THE PRESENCE OF:

[Signature]
[Signature]

Carolina National Mortgage
Investment Co., Inc. (L. S.)
[Signature] (L. S.)
James Brown, Jr.

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