

P. R. Long Company

Exclusive Rental and Real Estate Agency

Phone 5483

REAL ESTATE AGREEMENT

Greenville, S. C. May 27 1952

W. T. Sims of the county of Greenville State of South Carolina party of the first part

Agrees to sell; and J. W. Hembree of the county of Greenville State of South Carolina party of the second part, agrees to buy the following described real estate, to wit:

Tract of land in T. B. Langley Community

for a price of \$2500.00 to be paid as follows: the sum of \$100.00 payable upon the signing of this contract (receipt of which is hereby acknowledged), and the balance of \$2400.00 to be paid as follows:

Three percent (3%) per month

It is understood and agreed that this contract constitutes a memorandum of agreement, and the amount hereinabove set out as having been paid is to be held in escrow by the Agents until the contract of sale has been accepted by the Seller, and shall in no way be binding upon the said Agent to deliver said property until said contract has been so accepted, after which acceptance by both the seller and the buyer, said Agents shall have earned their commissions, and responsibility for delivery shall then be upon the Seller, and not upon the Agents.

Party of the first part agrees to furnish a warranty deed, showing good title on or before May 15 1952

Taxes, paving assessments, and other governmental liens to be pro-rated as of the date of delivery of deed.

Witnessed by J. P. Long, Jr. and J. W. Hembree

Signed SELLER BUYER

STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Louie E. Smith who being firstduly sworn says that he saw the within named W. T. Sims and J. W. Hembree sign, seal and as their act and deed deliver the foregoing Real Estate Agreement, and that he with D. V. Langley witnessed the execution thereof.

SWORN to before me this 27th day of May, A. D. 1952. (SEAL) Notary Public for S. C.

Recorded May 27th 1952 at 10:28 A. M. #12034