

in Volume 191, page 258, RMC Office for Greenville County, S. C., except Lot No. 1 and the unnumbered adjoining lot on which his house is located, as shown on plat above referred to.

The Purchaser agrees to pay to the Seller as the purchase price for said land the sum of Nine Thousand and no/100 (\$9,000.00) Dollars, to be paid in the following manner:

(1) The sum of One Hundred (\$100.00) Dollars upon the signing of this agreement;

(2) The sum of Forty-Five Hundred (\$4,500.00) Dollars by July 10, 1953, whereupon the Seller will convey the land to the Purchaser by good warranty deed free from encumbrances, except as herein stated. Simultaneously with said conveyance, Purchaser shall execute and deliver unto Seller a note and mortgage for the balance of the purchase price;

(3) The sum of Forty-Four Hundred (\$4,400.00) Dollars, secured by note and mortgage as above provided, said sum to become due eighteen (18) months from the date thereof, with interest at the rate of five (5%) per cent, payable semi-annually, and with the right to Purchaser to pay all or any part of said principal at any time prior to maturity. The mortgage shall be upon any twelve (12) of the eighteen (18) lots as shown on the plat above mentioned, it being the intention hereof that Purchaser will have six (6) lots of his own choosing free and clear of said purchase money mortgage.

Purchaser agrees that upon the sale by him of each of the six (6) lots not so mortgaged that purchaser will pay from the proceeds thereof the sum of Seven Hundred (\$700.00) Dollars to the Seller to be applied against the mortgage indebtedness so long as any such indebtedness shall stand. Seller agrees that of the twelve (12) lots so mortgaged, Seller will release any such lot from said mortgage upon the payment to Seller by Purchaser of the sum of Four Hundred (\$400.00) Dollars.

There is presently located on said land a barn and a chicken coop. Seller reserves the right to tear down and remove these buildings, but if these buildings have not been so torn down and removed by July 10, 1953, title thereto shall pass to the Purchaser with his deed.

City and County Property Taxes are to be prorated as of the date of the deed.