## FEB 4 4 51 Pri 1858

STATE OF SOUTH CAROLINA

.

AGREEMENT TO BUY AND SELL
COUNTY OF GREENVILLE

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This agreement made this 2nd day of June, 1958, between J. W. Miller, party of the First Part, and Thomas Lanier, Jr., party of the Second Part:

WITNESSETH, that if the party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple clear of all incumbrances whatever, including renunciation of dower, except as hereinafter provided, by a good and sufficient Warranty Deed, all that piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Butler Township, containing 1.46 acres, more or less, according to a plat of Cardina Surveying and Mapping Co., dated March, 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book "JJ", Page 169, and being the identical property conveyed to the First Party by deed of H.T. Hudson, said deed recorded in said R. M. C. Office in Deed Book 549, Page 511.

And the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of Eighteen Thousand and Seven Hundred and No/100 (\$18,700.00) Dollars in the following manner:

SALES PRICE
LESS: Binder \$100.00
Assumption of mtge to Carolina
Federal Sav. & Loan

present balance 10,900.00 11,000.00 \$7,700.00

That the party of the Second part, in addition to making the regulær monthly payments on that certain mortgage to Carolina Federal Savings & Loan Assn., Greenville, S. C., shall pay to the party of the first part the amount of Seventy Seven Hundred (\$7,700.00) Dollars, to be paid as follows:

Fifty (\$50.00) Dollars per month on the first of each and every month hereafter, commencing July 1, 1958, and in addition to said monthly payments the amount of Twenty Five Hundred (\$2,500.00) Dollars on the 1st day of January, 1959, the sum of Twenty Five Hundred (\$2,500.00) Dollars on the 1st Day of January, 1960, and the balance on the 1st day of January, 1961, all of said monthly and lump sum payments to be applied first to interest at the rate of five and one-half  $(5-\frac{1}{2}\%)$  percent per annum computed to the date of such payments.

\$18,700.00

That in addition to the foregoing, the second party agrees to pay
the taxes and insurance on said property during the term of this agreement.

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