

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: M & K PROPERTIES, A PARTNERSHIP
have agreed to sell to
C.W.I., A Partnership, hereinafter referred to as "Buyer",
a certain lot or tract
of land in the County of Greenville, State of South Carolina,
See Addendum A attached hereto and made a part hereof.



and execute and deliver a good and sufficient warranty deed therefor on condition that it shall
pay the sum of Three hundred, Seventy-Five Thousand (\$375,000.00) Dollars in the following manner
\$58,000.00 cash and the balance of \$317,000.00 due and payable as per
the terms and conditions of that certain promissory note and mortgage
by and between McNair, Jones and Kelly, as mortgagors and First Piedmont
Mortgage Co., Inc. as Mortgagees by instrument dated February 28, 1975 and
(see back) until the full purchase price is paid, with interest on same from date at _____ per cent, per annum
until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as
principal, and in case said sum or any part thereof be collected by an attorney or through legal proceed-
ings of any kind then in addition the sum of _____ dollars for attorney's fees, as is
shown by _____ note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due, _____ shall be discharged in law and equity from all liability to make said deed, and may
treat said _____ as tenant holding over after termination,
or contrary to the terms of _____ lease and shall be entitled to claim and recovery or retain if
already paid the sum of _____ dollars per year for rent, or
by way of liquidated damages, or may enforce payment of said note.

In witness whereof, _____ have hereunto set their hands and seal this 4th day of
August, A. D., 1975.

In the presence of:
William J. [Signature]
John S. [Signature]

M & K PROPERTIES, A PARTNERSHIP
[Signature] (Seal)
[Signature] (Seal)
C.W.I., A PARTNERSHIP
[Signature]
[Signature]

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