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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.H.C. )

STATE OF SOUTH CAROLINA

A G R E E M E N T

COUNTY OF GREENVILLE )

WHEREAS, it is decided that the four buildings making up the Condominium group, known as Charter Oaks, Ltd., 800 block Edwards Road needs (1) protection from vandalism and (2) it is felt a sales representative should reside on the property to protect same and to contact interested parties as they visit, with the idea of buying, it is agreed as follows:

(A) A Condominium #A3<sup>4</sup> will be made available to Charles W. Shearman to be used as a residence for one (1) year from date. This Unit A3 will be completed at the earliest possible date with all equipment such as kitchen equipment, carpet, light fixtures, electric appliances, bathroom fixtures, and plumbing, kitchen cabinets and such other items as would be pertinent to a complete Condominium Unit for sale, exclusive of all resident's furniture - Said Unit #A3 would be made available without charge for the period above detailed. Should sales be such as to require the Unit #A3 for sale, C. W. Shearman agrees to move to a unit vacant for the balance of this Agreement period at the expense of Charter Oaks, Ltd.

(B) A commission on the sales by Charles W. Shearman of Charter Oaks, Ltd. of three (3%) per cent of the selling price would be credited to Charles W. Shearman at the closing of the sale and to apply against drawing account payments as of the period to start January 1, 1974 only. When a credit balance is due Charles W. Shearman, he may draw such funds all or in part as required.

(C) Charles W. Shearman will operate in the capacity of Condominium Manager for one (1) year from date at which time a new agreement may be negotiated.

(D) A car operating allowance of \$43.33 semi-monthly will be paid to Charles W. Shearman in addition to his regular payments as now being paid to cover management travel supervision of other properties.

(E) As a further consideration to this agreement, Charles W. Shearman will also operate out of the office of John S. Taylor & Co. as he has in the past, but will devote such selling time to sales of Charter Oaks Condominiums as might be required in addition to property management of Regency Plaza and Regency Buildings.

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