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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
WILLIAM S. TANKERSLEY
R.M.C.)
AGREEMENT FOR PURCHASE AND
SALE OF REAL ESTATE

THIS AGREEMENT, made and executed this 30th day of July, 1971, by and between Homer Styles (hereinafter called "Styles"), Dan E. Bruce (hereinafter called "Bruce"), L. W. Brummer (hereinafter called "Brummer") and Lloyd D. Auten (hereinafter called "Auten");

W I T N E S S E T H :

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and the sum of Twenty-Five Thousand Dollars (\$25,000.00), paid by Styles to Brummer and Auten and the sum of Two Hundred Dollars (\$200.00) paid by Bruce to Styles, receipt of which is herein acknowledged, it is agreed between the respective parties as follows:

(1) Brummer and Auten shall sell and Styles shall purchase the one-third (1/3) undivided interest which Brummer and Auten own, in two parcels of property situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the western side of S. C. Highway 291, being the same property conveyed to Brummer and Auten by deed of Dan E. Bruce, dated October 3, 1969, which is recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 877, at Page 493.

(2) Styles agrees to sell and Bruce agrees to purchase a tract of land, with all improvements thereon, located on the western side of Poinsett Highway in the City and County of Greenville, South Carolina, being that property adjoining property of Pink Davis and on which there is situate five store buildings and two buildings in the rear used by a machinist and as a body shop.

(3) The total sales price for the properties to be conveyed by Styles to Bruce shall be Fifty-Five Thousand Dollars (\$55,000.00). The purchase price shall be payable by Bruce's execution and delivery to Styles at closing of a promissory note for the full amount of the purchase price, less the earnest money paid herewith to be credited to the total purchase price and any other credits to which Bruce may be entitled in the closing. Such note shall bear interest, payable annually, at the rate of seven per cent (7%) per annum, and shall provide for payment of principal of an amount equal to the loan funds received by Bruce upon Bruce's obtaining permanent financing for purchase of the property, such financing to be obtained within ninety (90) days, and the balance to be due and payable eighteen (18) months from the date of closing.

(Continued on next page)

For Conditional Agreement of Auten in Deed Book 967 Page 427