

The State of South Carolina,
 COUNTY OF GREENVILLE

ARTICLES OF AGREEMENT FOR DEED

ARTICLES OF AGREEMENT Made this 18 day of November December
 in the year of our Lord Nineteen Hundred and Seventy-Four BETWEEN
Gary D. Burgess

Part y of the first part and Gary F. Stebbins part y of the second part:

WITNESSETH, That if the said 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 part y of the second part in fee simple, clear of all encumbrances whatever, by a good and sufficient Deed, the lot, piece or parcel of ground situate in the County of Greenville State of South Carolina, known and described as follows, to wit: All that certain lot of land in Greenville County, South Carolina being shown as Lot #34 on a plat entitled "Addition to Section 2 of Silver Shoals", by Terry T. Dill, dated May, 1959, and described as follows: BEGINNING at an iron pin on the Southeastern side of Shoals Dr. at the corner of Lot #33, running thence S 46-15 W, 50 feet; thence continuing along Southeastern side of Shoals Drive S 32-48 W, 50 feet to an iron pin at the joint front corner of Lot #35 thence with the line of Lot #35, S 45 E, 185.6 feet to an iron pin; thence N 11-50 E, 47 feet to the corner of Lot #33; thence along the line of Lot #33, N 35-50 W, 180 feet to the beginning corner. This being the same property conveyed unto Gary D. Burgess by deed of Glen H. Shade, dated August 13, 1974, and recorded in the Office of the Clerk of Court for Greenville County in Deed Book 1005 at Page 847.

And the said party of the second part hereby covenants and agrees to pay the said part y of the first part the sum of Seven Thousand Five Hundred and No/100 (\$7,500.00) Dollars in the manner following: Five Hundred and No/100 (\$500.00) Dollars cash and the remaining balance to be paid in equal monthly installments of One Hundred and No/100 (\$100.00) Dollars each, with first installment to become due and payable January 1, 1975, with a like payment each and every month thereafter until paid in full,

with interest at the rate of 8 1/2 per cent. per annum, payable monthly on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year 1974 and in case of failure of said

party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part, hereby made and entered into, this contract shall, at the options of the part y of the first part, be terminated, and payments made by the party of the second part shall be taken to be in payment of rents for said premises and for damages sustained by the part y of the first part; and such payments shall be retained by the said part y of the first part in full satisfaction and in liquidation of all damages by him sustained, and for the rental value of said premises, and the said part y of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor, or he may retain the amount paid and also require specific performance of this contract.

IT IS MUTUALLY AGREED by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of

James W. Bigby
Florence R. West

Gary F. Stebbins (I. S.)
Gary D. Burgess (I. S.)
 (I. S.)