

TITLE TO REAL ESTATE

Form FSA- LE-188 B.
(3-15-40)

Case No. 328173

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SECURITY ADMINISTRATIONOPTION FOR PURCHASE OF FARM WITH FUNDS LOANED BY THE UNITED STATES OF AMERICA (LUMP SUM)
(VENDOR TO FURNISH TITLE INSURANCE)

1. In consideration of the sum of One Dollar (\$1) in hand paid and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned (hereinafter called the "Seller"), who covenants that he is the owner thereof, hereby, for himself and his heirs, executors, administrators, successors, and assigns, offers and agrees to sell and convey to J. A. Green, or such other person as may be designated in his stead by the Regional Director of the Farm Security Administration of the United States Department of Agriculture for the region in which the land hereinafter described is located (hereinafter called the "Buyer"), and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described lands, located in the county of Greenville, State of South Carolina;

(here insert full and complete legal description)

All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, containing 101.30 acres, more or less, as shown on a plat of property divided for J. A. Green and W. B. Traynham, made by W. J. Riddle, April 14, 1941, and having, according to said plat the following metes and bounds, to-wit:-

Beginning at an iron pin at the corner of property of the Henry Williams Estate, and running thence with said Estate line N. 41 W. 808 feet to an iron pin; thence N. 70-12 W. 86.4 feet to an iron pin; thence N. 53-42 W. 203 feet, crossing a road, to an iron pin; thence N. 30 W. 600 feet to an iron pin; thence N. 15-29 W. 495 feet to a point in a branch at the corner of property of Adams and property of the Estate of Henry Williams; thence with the branch as the line, the following courses and distances, S. 86 E. 200 feet; N. 50 E. 550 feet; N. 17 E. 360 feet to an iron pin in a gully, corner of property to be conveyed to W. D. Traynham; thence with said gully as the line the following courses and distances, S. 76-30 E. 320 feet; S. 66 E. 205 feet; N. 80-30 E. 308 feet to a stake at the end of the gully; thence S. 69-45 E. 500 feet to a stake; thence N. 48-15 E. 700 feet to a stake; thence S. 42-45 E. 761 feet to a stake in line of property of Adams; thence with said Adams line S. 24-45 W. 764.8 feet to an iron pin; thence S. 47-13 W. 2,026 feet to the beginning corner. Being a portion of the same tract of land conveyed to Mae Bolt Charles as Trustee, by E. Inman, Master, by deed dated July 15, 1938, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 204 at page 442. Bounded on the North by branch and property of Adams, on the East by lands to be sold to W. B. Traynham, and lands of Adams, on the South and West by lands of the Henry Williams Estate.

including all improvements and together with all rights, easements, and appurtenances thereto belonging, and together with all water rights and water stock appertaining thereto, described as follows:

The title to said land is to be conveyed free and clear except for the following reservations, exceptions, and leases, and no others:

(Here insert a full statement of all reservations, exceptions, and leases, including, in the case of leases, the date of the termination of the lease)

2. This option is given to enable the Buyer to obtain a loan from the United States acting by and through the Secretary of Agriculture (hereinafter called the "Government"), pursuant to Title I of the Bankhead-Jones Farm Tenant Act, for the purchase of said lands.

3. The purchase price for said lands is the sum of \$2,950.00 for the tract as a whole.

4. The Seller agrees to deliver, without charge to the Buyer, a policy of mortgagee title insurance in favor of the Government issued by such company as the Government shall approve, in the amount of the purchase price of said property, and to comply with all the requirements of such company, including the furnishing of an abstract of title and continuation thereof where required. The Seller further agrees that except as herein provided all taxes, liens, encumbrances, or other interests in third persons, will be satisfied or discharged by him, including stamp taxes and other expenses incidental to the preparation and execution of the deed and other evidences of title required by the Government. Upon failure of the Seller to furnish such policy of insurance within a reasonable time, the Buyer may procure such insurance, in which event the cost thereof shall be deducted from the purchase price herein provided.

5. The Seller further agrees to convey said lands to the Buyer by general warranty deed (except where the law provides otherwise for conveyances by trustees, officers of courts, etc) in the form, manner, and at the time required by the Government, conveying to the Buyer a valid, unencumbered, indefeasible fee simple title to said lands meeting all requirements of the Government; that the purchase price shall be paid at the time of recording such deed; that said lands, including improvements, shall be delivered in the same condition as they now are, customary use and wear excepted.