

way is not procured. It is further agreed that the seller will convey to the purchaser as part of the consideration hereof a right-of-way for road purposes 36 feet in width running along the Western boundary, same being the boundary of the property now owned by First National Bank and W. T. Potter as executors, of the 4 1/2 acre tract described above as being excepted from this contract and retained by the seller. Said right-of-way shall run from line of property being conveyed hereby along the entire length of said 4 1/2 acre tract to the point where said 4 1/2 acre tract corners with Crain and First National Bank and Potter as Executors.

Purchaser agrees to pay all closing costs.

Said property is shown on the Greenville County Block Book at Sheet T 29, Block 1, Tract 1 C.

It is agreed that in the event the purchaser defaults in the performance of this contract that the \$100.00 down payment shall be retained by the seller as liquidated damages and that the purchaser shall be liable for no further damages of any nature whatsoever.

Seller agrees to deliver a good fee simple warranty deed to the premises upon receipt of the purchase price.

TO HAVE AND TO HOLD to the said James R. Mann, his heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 18th day of November, 1952.

Waites T. Edwards (LS)
SELLER

James R. Mann (LS)
PURCHASER

WITNESS:

Betty S. West
Claude Hale

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PERSONALLY APPEARED BEFORE ME Betty S. West and made oath that she saw the within named Waites T. Edwards sign, seal and as his act and deed deliver the within Contract of Sale, and that she, with Claude Hale witnessed the execution thereof.

Sworn to before me this)
18 day of November, 1952.)
James R. Mann (LS)
Notary Public for South Carolina

Betty S. West

Recorded November 20th, 1952 at 12:03 P. M. #25705