

State of South Carolina,
County of Greenville.

This Agreement made this November 1st, 1922, between The Chester H. Goodyear Company, a corporation created under the laws of the State of South Carolina, hereinafter referred to as Owner, and Cooper & Griffin, Inc., a corporation created under the laws of the State of South Carolina, hereinafter referred to as Purchaser, Witnesseth:

That the Owner agrees to sell, and the Purchaser agrees to buy the lot of land hereinafter described at the price and on the terms hereinafter stated.

The price to be paid is One hundred and seven thousand five hundred (\$107,500.00) Dollars, payable in installments as follows:- Twenty-five thousand (\$25,000.00) Dollars cash; Twenty five thousand (\$25,000.00) Dollars February 1st, 1923; Twenty-five thousand (\$25,000.00) Dollars May 1st, 1923; Seven thousand five hundred (\$7,500.00) Dollars August 1st, 1923; and the remainder, Twenty five thousand (\$25,000.00) Dollars November 1st, 1923. The deferred payments to be represented by notes of the Purchaser endorsed by W.S. Griffin, and bearing interest at the rate of six (6%) per cent. per annum from November 1st, 1922; the note for Twenty-five thousand (\$25,000.00) Dollars due November 1st, 1923, to bear ^{said} interest payable semi-annually.

The Purchaser is to be placed in possession of said property as of November 1st, 1922. The Owner, however, is to have the right to continue storing the cotton waste now stored in the warehouse for a reasonable period not exceeding, however, three (3) months from November 1st, 1922, without charge.

The Owner is to pay the taxes on said property for the year 1922, but the purchaser is to pay all taxes thereafter accruing.

The Purchaser agrees to carry insurance on the Warehouses on said lot in the aggregate amount of said notes for the protection of the Owner and will make such assignment or transfer of said insurance as may be necessary for the Owner's protection.

On payment of the full amount of the purchase price the Owner agrees to make to the Purchaser a deed of conveyance in fee simple, for said lands, free from liens and encumbrances.

The following is a description of the said premises:

All that certain tract or parcel of land, situate in the County of Greenville, State aforesaid, fronting on Cedar Land Road and adjoining lands of the Southern Railway Company on the East; F.W. Poe Mfg. Company on the North, and Piedmont and Northern Railway Co. on the West, and having the following metes and bounds, to-wit:
Beginning at a point in the center of Cedar Land Road, being the point where the center line of the branch intersects the center of the Cedar Land Road, also being the corner of the property heretofore conveyed by William Huff to Greenville, Spartanburg and Anderson Railway Company by deed recorded in R.M.C. Office for Greenville County in Vol. 13, page 58, and running thence with the center of the said road S. 49- $\frac{1}{2}$ E. 633 feet; thence with line of lot heretofore conveyed to William T. Johnson by deed dated January 8, 1904, and recorded in R.M.C. Office for Greenville County in Volume LLL, page 311, N. 19 E. 197 feet to an iron pin; thence with back line of said lot of William T. Johnson S. 49- $\frac{1}{2}$ E. 120 feet, 6 inches to an iron pin on the West side of the proposed twenty foot street known as Johnson Street; thence across said Johnson Street in an easterly direction, 20 feet to the east side of Johnson Street; thence with said Johnson Street S. 19 W. to corner of lot heretofore conveyed by Nancy Johnson to T.A. Bellott by deed dated January 8, 1904, recorded in R.M.C. Office in Vol. NNN, page 511; thence with said Bellott's line, approximately, S. 72- $\frac{1}{2}$ E. to the West line of the right of way of the Southern Railway Company; thence with west line of said right of way, N. 2 deg. 30' W. to the line of F.W. Poe Manufacturing Co.; thence with said line of F.W. Poe Manufacturing Co., N. 46 W. to the center of branch at corner common to this tract and tracts of Greenville, Spartanburg and Anderson Railway Co., and F.W. Poe Manufacturing Co.; thence down the center of branch following the meanders of the same, approximately S. 21- $\frac{1}{2}$ W. 272 feet to bend in the branch; thence with center of branch, approximately S. 42- $\frac{1}{2}$ W. 516 feet to the beginning corner; containing 9.67 acres, more or less; subject, however, and excepting from this conveyance an additional strip or right of way conveyed by Nancy Johnson to the Southern Railway Co., by deed recorded in Volume MMM, page 785.

Subject, however, to such railway right-of-way as have been granted through said property or any part thereof.

(Over)

See Assignment to this Instrument see Deed Book 80 page 71.