

TYPE TO REAL ESTATE

2012 PROTECT-FARLAND 00-00000000

(95.00) Dollars per acre said option to run for a period of two years from this date, provided in the event that the purchaser shall sell to other fractional portions of said tract, the seller agrees to execute and deliver good merchantable deeds to such purchasers upon the payment of the sum of One Hundred (100.00) Dollars upon each one-half acre lot, or ~~multiplier thereof, with increase of interest of payments to the seller.~~ It is further agreed that in order to carry out the foregoing purpose, the purchaser has the right to, carry purchasers upon and inspect the said premises, before making sale, shall have the right to enter and make survey of the same and erect corners; and it is further agreed that the purchaser is to have possession of the said premises to cultivate agricultural crops, but as tenant only of the seller, without rent, until default be made in the payment of the remainder of the purchase price. It is understood and agreed that the purchase price of Ninety five (95.00) Dollars per acre is to be definitely arrived at by survey of the premises, and is payable one Hundred (100.00) Dollars cash, receipt of which is hereby acknowledged, the balance to be paid within two years from date hereof, and if paid in full within one year from date hereof there is to be no interest, but in the event it is not paid within one year then such remainder to bear interest after twelve months at the rate of seven per cent per annum until paid in full.

3.

It is further understood and agreed that in the event of non payment of the purchase price within the time above set forth, and time is of essence of this contract, then such right to purchase is forfeited by the purchaser, and the payments made up to such default is forfeited to the seller by the purchaser, and the right of possession shall cease and determine automatically, and the relation of landlord and tenant shall automatically end.

4.

It is further agreed however, that the use of the water right acquired by the seller from Fred Roe is herewith assigned, and transferred to the purchaser in so far as necessary to carry out the foregoing agreement. In Witness Whereof, the contracting parties have hereunto set their hands and seals this 9th day of March A. D., 1936.

Signed, Sealed and Delivered
in the Presence of:
C. Paul Maulby
M. L. Ward

J. M. Groce (Seal)
Seller
Lyda Ward (Seal)
Purchaser

State of South Carolina
County of Greenville

Personally appeared before me M. L. Ward and made oath that he saw the within named J. M. Groce and Lyda Ward, sign, seal and as their act and deed, deliver the within contract, and