

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

Option to Purchase.

This Agreement, made this 20th day of February, 1942 by and between L. P. Cox, (City) Greenville, County Greenville, State South Carolina, hereinafter designated as Party of First Part, and the Tobin Quarries, Inc., 220 West 39th. Street, Kansas City, Missouri, hereinafter designated as Party of Second Part.

Witnesseth: That, for and in consideration of the sum of \$50.00 Dollars, the receipt whereof is hereby acknowledged; said Party of the First Part has this day optioned unto the said party of the Second Part the following property in the County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being in the County and State aforesaid, in Grove Township, on Log Shoals Road and containing forty and four-tenths ($40 \frac{4}{10}$) acres, more or less, being more fully described in Deed of W. C. Waldrop to J. Earle Friddle, and is described by metes and bounds in two (2) separate tracts as follows:

Tract No. 1 - Beginning at a stone corner of lands of T. M. Cox and J. M. Riddle and Fred Cox; thence S. $34\frac{1}{4}$ E. 19.63 to an iron pin in Lot Shoals Road; thence S. $46-3/4$ W. 5.43 to a stone in said road; thence S. 88 W. 4.90 to iron pin in said road; thence N. $34\frac{1}{4}$ W. 20.28 to iron pin; thence N. $72\frac{1}{2}$ E. 10.13 to the beginning corner, containing twenty acres, more or less.

Tract No. 2 - Beginning at a stone on line of W. C. Waldrop and J. M. Riddle; thence N. $72\frac{1}{2}$ E. 5.93 to branch; thence with meanderings of branch to a stake on Otis Jamison line; thence S. 27 E. 11.95 to stone lands of Arthur Garrison; thence S. $46-3/4$ W. 13.90 to iron pin Log Shoals Road; thence N. $34\frac{1}{4}$ E. 19.63 to the beginning corner, containing twenty and four-tenths acres ($20-4/10$) acres, more or less.

Said Party of the Second Part shall have the right to close the Option hereby created at any time up to and through April 1st, 1942, and said Party of the First Part hereby agrees that he will, at any time before the expiration of said Option, execute and deliver to said Party of the Second Part, or to any person, persons or nominee named by said Party of the Second Part, upon demand made therefor by said Party of the Second Part, a good and sufficient Warranty Deed to said land.

It is hereby Further agreed by the parties hereto that upon such demand being made and said Deed being executed and delivered as aforesaid, the said Party of the Second Part is to pay to said Party of the First Part the sum of Twenty Six Hundred Dollars; as follows: \$2600.00 Cash, Net to Seller; Party of the First Part is not to rent farm until after April 1st, 1942, and after this time the Party of the First Part is to have the right to rent the land; then, in case of sale, the Purchaser will take over the Renter subject to said Rent Contract.

Failure, neglect or refusal of said party of the Second Part to Close the Option hereby created within the time mentioned or any extension of same in writing, shall in no manner render them liable to said Party of the First Part, and they shall not become indebted thereby in any amount whatsoever.

Further, it is distinctly understood and agreed that the Party of the Second Part is not the Agent of the Party of the First Part, and that this Instrument embodies the contract between the parties hereto.

In Witness whereof, the Party of the First Part hereunto set his hand and seal, this 20th day of February, 1942.

In Presence of:

Alice Blakely
Arvis Allison

L. P. Cox (SEAL)
Party of The First Part.

Tobin Quarries, Inc.,
BY: Thomas P. Barnes, Agent (SEAL)
Party of The Second Part.

State of South Carolina,
County of Greenville.

Personally appeared before me Alice Blakely and made oath that she saw the within named L. P. Cox and Thomas P. Barnes, Agt. sign, seal and as his her their act and deed, deliver the within instrument, and that he with Arvis Allison witnessed the execution thereof. Sworn to before me, this 20 day of Feb. A. D. 1942.

J. A. Blakely (SEAL)
Notary Public, S. C.

Alice Blakely.

No Stamps.

Recorded February 21, 1942 at 9:45 A. M. #2341 BY:E.G.