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OLLIE FARM WORTH
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CONTRACT OF SALE & PURCHASE

This contract, entered into the 4th day of June, 1959;
by and between Boyce Miller, Sr., hereinafter referred to as the Seller;
and L. R. Wood, hereinafter referred to as the Purchaser.

The Seller agrees to convey by a general warranty deed, the land hereinafter described; subject, however, to existing easments, rights of way and other encumbrances of record, when the terms and conditions hereinafter agreed to by the Purchaser are fully and completely fulfilled and complied with.

The Purchaser agrees that he will pay to the Seller, Two Thousand & No/100 Dollars, (\$2,000.00) at the signing hereof, and Two Thousand & No/100 Dollars, (\$2,000.00) on the first of each and every year for four consecutive years, beginning January 1, 1960 and a final payment of One Thousand & No/100 (\$1,000.00) on January 1, 1964. In addition to the above payments, the Purchaser will pay to the Seller, interest at the rate of 5% on the remaining unpaid portion of the purchase price. It is understood and agreed to by the parties that the purchase price is Eleven Thousand & No/100 Dollars (\$11,000.00).

L R Wood
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The Purchaser is to have the right, should he so desire, to anticipate in whole, or in part, any of the above payments.

The Purchaser agrees not to suffer, permit or commit any waste upon the land.

It is understood and agreed by the parties hereto that time is of the essence in this contract and that should the Purchaser become as much as six months delinquent on any payment herein, the Seller shall at his option declare this contract a lease and treat any monies paid upon it as rent. In which event the parties hereto understand that the tenancy will terminate and that the Purchaser will vacate the premises.

It is further understood and agreed that the purchaser may from time to time sell portions of this property for a full and adequate price, in which event the seller will execute to the purchaser his general warrenty deed.

(Continued on Next Page)