

State of South Carolina  
County of Greenville.

This agreement made and executed this 5th day of November, 1931, by and between Cooper & Griffin, Inc., a corporation organized under and by the laws of the State of Delaware, Party of the First Part, and J. H. Perkins, party of the Second Part, Witnesseth:

That the Party of the First Part hereby agrees to sell and convey to the Party of the Second Part the following described tract of land, to wit: All that certain piece, parcel or tract of land in Dunklin Township, Greenville County, South Carolina, having the following notes and bounds, to-wit:

Beginning on a stone and running thence N. 35 W. 19.27 to a stone; thence N. 36 1/2 W. 17.05 to a stone; thence S. 56 W. 23.60 to a stone; thence 45 1/2 E. 17.77 to a stone; thence S. 47 E. 18.50 to a stone; thence 59 1/2 E. 16.95 to the beginning point, containing seventy three and fifty five one-hundredths (73.55) acres, more or less, and bounded by lands of Sam Vance, Alex Chapman and Bill Vance.

That the part of the second part agrees to purchase said tract of land and to pay therefor thirty-five (35) bales of middling cotton, with an average weight of 500 pounds per bale, payable five bales per year on or before November 15th, in each and every year, beginning with November 15, 1931, and continuing thereafter until the full consideration is paid.

It is mutually understood and agreed that time is of the essence of this contract and that should the party of the second part default in the payment of the five bales of cotton required to be paid in any year, that this contract is immediately voided and shall cease and terminate.

It is mutually understood and agreed that when the full consideration herein provided for is paid, that the party of the first part will deliver to the party of the second part a deed to the foregoing tract of land, conveying the same in fee simple with general warranty.

In witness whereof the parties hereto have set their hands and seals this 5th day of November, 1931.

In the presence of:  
E. C. Powers,  
C. W. Lively

Cooper & Griffin, Inc. (L. S.)  
BY: W. S. Griffin,  
President.  
Party of the First Part.  
J. H. Perkins, (L. S.)  
Party of the Second Part.

State of South Carolina,  
County of Greenville.

Personally appeared before me E. C. Powers, who being duly sworn, says that he saw the within named W. S. Griffin, as President of Cooper & Griffin, Inc., and J. H. Perkins, sign, seal and as the act and deed of said corporation and said J. H. Perkins deliver the foregoing written agreement, and that he with C. W. Lively, witnessed the execution thereof.

Sworn to and subscribed before  
me this 5th day of November 1931  
C. W. Lively (L. S.)

E. C. Powers.

Notary Public for S. C.

Recorded this the 27th day of February , 1933, at 9:35 A. M.