

State of South Carolina, } Purchase Agreement.
County of Greenville.

This Agreement entered into this the 18th day of November, 1936, by and between Mrs. O. C. Thornton, hereinafter called Seller, and R. E. Henry, hereinafter called Buyer.

Witnesseth:

Seller agrees to sell to Buyer the following tract of land, to-wit:-

All that certain piece, parcel or tract of land, lying and being situate in Greenville County, S. C., in Butler Township, fronting south on the Greenville-Woodruff surfaced road, bounded west by land of Estate of Mrs. Bessie Miller Ballenger and Walter Green, north by lands of said Green, and lands now or formerly of Esta Stenhouse and east by lands of Mrs. Lucile Carter Cullum, et al., said land begins in center of said road 12.79 chains west of corner of Mrs. Kittie Miller Albertson and runs north 126 degrees 46.10 chains, more or less, to center of old Rock Hill Church road, thence with said road north 60-30 East 6.00 chains; thence north 13-30 west 0.50 chains to large stone, original corner of Watson and Miller tracts; thence south 83 West 46.75 along Stenhouse and Walter Green lines to Rocky Creek Waters; thence down said waters to center of said road; thence with said Rock Hill Church road 125.46 chains to corner at said Greenville-Woodruff Road; thence with said highway 19.90 chains, more or less, to the beginning corner, and containing 100.58 acres, more or less, according to plat drawn by C. M. Furman, Eng.

Buyer agrees to pay Seller for the above described property the sum of Five Hundred (\$500.00) Dollars upon the execution of this contract, Thirty-Four Hundred (\$3400.00) Dollars upon delivery of deed and assume the principal balance of Sixty-One Hundred (\$6100.00) Dollars due on two mortgages executed by Seller to Federal Land Bank of Columbia and Land Bank Commissioner, dated January 4, 1934, and recorded in the R. M. C. Office for Greenville County in Mortgage Volume 249, at page 43, and Volume 247, at page 132, respectively, with interest thereon from December 15, 1936.

Seller agrees to execute and deliver to Buyer a deed properly executed and stamped, conveying a good marketable title in fee simple to said property free and clear of all liens, judgments, taxes and encumbrances except the mortgages above set forth.

It is agreed by and between the parties hereto that deed shall be delivered on December 15, 1936, at which time the balance of the purchase price shall be paid. In the event there are any liens, judgments, taxes or other encumbrances, except the mortgages above set out, unpaid and outstanding at the time of delivery of the deed, Seller agrees and thereby directs Buyer to deduct from the balance of the purchase price an amount sufficient to pay, satisfy and discharge the same.

Seller agrees to give possession of said property on December 15, 1936, time being the essence of this contract.

In Witness Whereof the parties hereto have hereunto

(Over)