

TITLE TO REAL ESTATE

Form FSA-LE-188B
Rev. 7-1-39

File No. 326098

T.P. Case No. _____

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SECURITY ADMINISTRATIONOPTION FOR PURCHASE OF FARM WITH FUNDS LOANED BY THE UNITED STATES OF AMERICA (LUMP SUM)
(VENDOR TO FURNISH TITLE INSURANCE)

1. In consideration of the sum of One Dollar (\$1) in hand paid and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned (hereinafter called the "Seller"), who covenants that he is the owner thereof, hereby, for himself and his heirs, executors, administrators, successors, and assigns, offers and agrees to sell and convey to Claude D. Fisher or such other person as may be designated in his stead by the Regional Director of the Farm Security Administration of the United States Department of Agriculture for the region in which the land hereinafter described is located (hereinafter called the "Buyer"), and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described lands, located in the county of Greenville State of S. C.; (Here insert full and complete legal description)

All that tract or parcel of land in Greenville County, S. C., being part of the subdivision of Captain John O. Wingo's Home Place on road from Campobello to Greer, S. C., having following courses and distances:

Beginning at a stone on road, now corner of A. G. Fisher's land; thence S. $3^{\circ} 33'$ W. 22.05 to pine; thence N. $80^{\circ} 35'$ W. 12.08 to stake in road; thence with road N. $0^{\circ} 20'$ W. 8.44 to iron pin in forks of road; thence with road N. $31^{\circ} 45'$ E. 7.24; thence N. $61^{\circ} 22'$ E. 9.72; thence N. $51^{\circ} 45'$ E. 1.34 to stone; beginning stone and corner, known as Lot No. 2 of said Subdivision containing $20 \frac{3}{4}$ acres, more or less.

Being the same tract of land conveyed to A. G. Fisher by Mrs. Mamie J. Moseley and Mrs. Emma B. H. Wingo, as Executors under the will of John O. Wingo, deceased, dated August 15, 1922; and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 79, at page 336.

Also

All that certain piece, parcel or tract of land lying and being situate in Greenville County and State aforesaid, on waters of Middle Tiger River, and having the following metes and bounds, to-wit:

Beginning at A.B.G. om, and running thence N. 42° W. 18.52 chs. to a stake (gone), thence N. $61 \frac{3}{4}$ E. 18.60 chs. to a stone N.M.; thence S. $80 \frac{3}{4}$ E. 30.74 chains to a pine 3 x.n.m.; thence S. $3 \frac{1}{4}$ W. 7.88 chs. to a stake 3 x.n.m.; thence N. $73 \frac{1}{4}$ W. 14.85 chs. to a pine in road; thence with said road S. $57 \frac{1}{4}$ W. 4.40 chs.; thence S. 82° W. 4.53 chs.; thence $73 \frac{1}{4}$ W. 6.05 chs.; thence S. $34 \frac{1}{4}$ W. 6.90 chs.; thence S. $5 \frac{1}{4}$ W. 3.50 to a stone nm; thence S. $85 \frac{3}{4}$ W. 2.41 chs. to the beginning corner, and containing forty-seven and one-half ($47 \frac{1}{2}$) acres, more or less, and bounded by lands of J. O. Wingo, C. E. Nodine and others.

Being the same tract of land conveyed to A. G. Fisher by B. F. Forest by deed dated November 7, 1916, and recorded in the R. M. C. Office for Greenville County in Deed Book 41 at page 357.

A. G. Fisher

including all improvements and together with all rights, easements, and appurtenances thereunto belong, and together with all water rights and water stock appertaining thereto, described as follows:

The title to said land is to conveyed free and clear except for the following reservations, exceptions, and leases, and no others:

(Here insert a full statement of all reservations, exceptions, and leases, including, in the case of leases, the date of the termination of the lease)

2. This option is given to enable the Buyer to obtain a loan from the United States acting by and through the Secretary of Agriculture (hereinafter called the "Government"), pursuant to Title I of the Bankhead-Jones Farm Tenant Act, for the purchase of said lands.

3. The purchase price for said lands is the sum of \$2,000.00 for the tract as a whole.

4. The Seller agrees to deliver, without charge to the Buyer, a policy of mortgagee title insurance in favor of the Government issued by such company as the Government shall approve, in the amount of the purchase price of said property, and to comply with all the requirements of such company, including the furnishing of an abstract of title and continuation thereof where required. The Seller further agrees that except as herein provided all taxes, liens, encumbrances, or other interests in third persons, will be satisfied or discharged by him, including stamp taxes and other expenses incidental to the preparation and execution of the deed and other evidences of title required by the Government. Upon failure of the Seller to furnish such policy of insurance within a reasonable time, the Buyer may procure such insurance, in which event the cost thereof shall be deducted from the purchase price herein provided.