

Case No. 328229

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Security Administration

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

I. 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

Lee Neal

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 certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, in Butler Township, containing 13 1/2 acres, more or less, and having the following metes and bounds, according to a plat of property of J. A. Bull made by H. S. Brockman, April 1-3-, 1941, and having been divided according to lines made by W. P. Morrow, May 12, 1941:

Beginning at a stake at the corner of property of Hoke Smith and property to be conveyed by J. A. Bull to Larthum Durham, which stake is at the intersection of two branches and running thence with a branch which is the line of the Hoke Smith property S. 41-40 E. 225 feet to a point in the center of a bridge crossing said branch, corner of other lands of J. A. Bull; thence with the center of the Pelham Road and along line of other property of J. A. Bull as the line the following courses and distances: S. 36-39 W. 125 feet; S. 26-29 W. 200 feet; S. 22-39 W. 400 feet; S. 16-28 W. 400 feet and S. 26-08 W. 458.4 feet to a stake in the center of said Pelham Road; thence leaving said road and continuing along line of other property of J. A. Bull S. 65-45 W. 995 feet to a stake; thence still with said Bull line S. 29-45 W. 1431 feet to a stone, corner of lands of Garlington; thence with said Garlington line N. 64-15 W. 902.3 feet to a stake; thence still with said Garlington line N. 86-10 W. 858.9 feet to a stone, corner of lands of E. Z. Hudson; thence with said Hudson line N. 10-25 W. 809.9 feet to a point in the center of a road, corner of lands to be conveyed by J. A. Bull to I. A. Brockman; thence with the center of said road as the line the following courses and distances: N. 40-00 E. 555 feet to a point; thence N. 46-30 E. 300 feet to a point; thence N. 55-45 E. 400 feet to a point, corner of lands to be conveyed by J. A. Bull to Larthum Durham; thence still with the center of said road which is also the line of Durham the following courses and distances: N. 55-30 E. 242 feet; N. 62-00 E. 317.5 feet; S. 73-30 E. 246 feet; S. 48-00 E. 344 feet to a point where said road crosses a branch; thence with the center of said branch as the line which is also the line of said Durham Property the following courses and distances: N. 80 E. 350 feet; N. 66 E. 325 feet; N. 51 E. 300 feet; N. 3 W. 250 feet; N. 60 E. 500 feet and N. 73 E. 850 feet to the beginning corner.

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

The title to said land is to be 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)