

Case No. 329216

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)

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.....

L. D. Jordan

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 situate, lying and being in Oaklawn Township in Greenville County, South Carolina, on waters of Reedy Fork Creek, containing 113.7 acres, and being known and designated as Tract No. 1 on plat of Estate of G. V. Austin made by W. J. Riddle, Engineer, February 1, 1938, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book _____, page _____, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the south bank of Reedy Fork Creek at corner of lands of Tom Coker and running thence with the Coker line S. 38-00 W. 1885 feet to a stake; thence continuing S. 35-30 W. 835 feet to a stone in line of property of Will Coker; thence with said Will Coker's property crossing a public road S. 34-45 W. 1670 feet to a stone at corner of lands of J. B. Snipes; thence with said Snipes property N. 47-45 W. 1010 feet to a stake; thence N. 28-35 E. recrossing the public road above mentioned 3421 feet to a stake in center of small branch; thence continuing with said branch as the line the following courses and distances: S. 79-15 E. 117 feet; thence N. 68-45 E. 170 feet; thence N. 46-45 E. 160 feet; thence N. 59-15 E. 162 feet to a point in center of said branch where said branch empties into Reedy Fork Creek; thence down said Reedy Fork Creek as the line the following courses and distances: S. 42-45 E. 360 feet; thence N. 88-00 E. 500 feet; thence S. 70-15 E. 460 feet to a stake on the south bank of Reedy Fork Creek; the beginning corner, said property being bounded on the north by Tracts No. 2 and 3 on plat above mentioned and by Reedy Fork Creek; on the southeast by property of Tom and Will Coker, and on the south and southwest by property of J. B. Snipes and said Tract No. 2 on the plat above mentioned.

C.R.T.

including all improvements and together with all rights, easements, and appurtenances thereunto 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)