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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CONTRACTOFOR SALE OF REAL ESTATE

WHEREAS, C. W. Grubbs is the owner of a certain tract of land containing 40 acres, more or less, being the same land conveyed to the said C. W. Grubbs by Roy H. Thomason by deed recorded in Book of Deeds 368 at Page 10, and having such metes and bounds as are contained in said deed; and

WHEREAS, C. W. Grubbs did on December 18, 1948 execute and deliver unto Roy H. Thomason his purchase money note and mortgage in the sum of \$6,100.00, payable in monthly installments of \$50.00 each, beginning January 18, 1949, said installments to be first applied to interest calculated at the rate of 6% monthly, balance to principal, on which there is due a balance as of this date of \$4900.00; and

WHEREAS, H. J. Moore and Ruby S. Moore have agreed to purchase the Southern portion of the 40-acre tract of land above referred to; that is, all of said tract lying South of the Lower Georgia Road at an agreed price of \$7,000.00; NOW THEREFORE,

THIS AGREEMENT Made and entered into this 20th day of July,

1951 by and between C. W. Grubbs, hereinafter referred to as "Seller", and
H. J. Moore and Ruby S. Moore, hereinafter referred to as "Purchasers",

W-I-T-N-E-S-S-E-T-H:

The Seller hereby agrees to sell and convey unto the Purchasers the following described real estate:

All that certain tract of land in Fairview Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of branch near spring, and running thence N. 8-3/4 W. 5.20 chains to pin in center of Lower Georgia Road; thence with said Road as a line, approximately S. $74\frac{1}{2}$ E. 7 chains, more or less, to a point; thence S. 23-3/4 E. 18.81 chains to stone; thence S. $51\frac{1}{4}$ W. 6.80 chains to point; thence N. $33\frac{1}{4}$ W. 1.80 chains to stone; thence S. $51\frac{1}{4}$ W. 10.70