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STATE OF SOUTH CAROLINA)
) OLIVE FARNSWORTH
COUNTY OF GREENVILLE) R.M.C. CONTRACT OF SALE

For and in consideration of mutual covenants hereinbelow set forth, I, Waites T. Edwards, hereafter referred to as seller, do sell to James R. Mann, hereafter referred to as purchaser, for the sum of Eight Thousand (\$8,000.00) Dollars, the below described property:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, adjoining lands of H. M. Barton, William S. Edwards, et al, and having the following metes and bounds, to wit:

BEGINNING at the mouth of Spring Branch, formerly a red oak on Mountain Creek, Waters of Enoree River, and running thence S. 37 E. 35.50 chains to a post oak near Chick Springs Road; thence N. 60 1/3 W. 25.50 chains to stone, 3x; thence N. 51 1/4 W. 18.25 chains to stone, 3x; thence N. 18 1/4 W. 11.12 chains to a red oak, 3x; thence N. 21 3/4 E. 8.68 chains to a maple on the North bank of Mountain Creek; thence down and with the meanders of said creek to the beginning corner and containing 50.79 acres, more or less; less, however, a triangular tract containing 4 1/2 acres, more or less and being the Southernmost portion of the above described tract and being described as follows:

BEGINNING at a point where the above described tract corners with James Crain and lands of First National Bank and W. T. Potter as Executors, and running thence along Crain's line, 900 feet, more or less, in a Northerly direction; thence in a Westerly direction and perpendicular to Crain's line, 450 feet, more or less to Bank and Potter's line; thence with said line in a Southerly direction to the beginning corner.

It is agreed that the purchase price is to be paid as follows:

\$100.00 upon the execution hereof and the balance on or before 60 days after date.

Taxes to be pro rated as of the date of closing.

It is agreed that the seller will procure for the purchaser a 50-foot right-of-way for road purposes running from the Edwards Road in a Westerly direction and along the rear line of Crain's lot and connecting with the above described property at the joint corner of Crain's lot and the above described property. This contract shall be revocable at the option of the purchaser if said right-of-