

2M-10-48 No. 138 Option of Real Estate.—W. A. Seybold & Co., Office Supplies, Greenville, S. C. R. M. C.

State of South Carolina } Option and Contract on Real Estate

GREENVILLE County

This Indenture, made between T. K. Mayfield of Douglasville, Georgia party of the first part, and

Clyde M. Gaffney, Jr., Agent party of the second part, witnesseth:

That the party of the first part for and in consideration of the sum of three dollars (\$3.00) (which receipt is hereby acknowledged and made a part of this contract) hereby agrees to lease, bargain, grant and sell an option or privilege for the sale of property described as follows:

Lot fronting 55 feet on Pendleton Street improved with one-story brick building, said lot having a depth of 150 feet more or less, and known as 900 Pendleton St. and shown by Block Book of Greenville County, S. C. at Page 78, Section 2, Lot 9 and being the same property conveyed to first party by deed recorded Volume 219, Page 71, R.M.C. Office for Greenville County.

Party of the second part is making payment of \$500.00 to party of the first part for this option and it is understood and agreed that should the option be exercised the \$500.00 is to apply against the purchase price and should party of the second part fail to exercise the option the \$500.00 is to be retained by the party of the first part. Should the option be exercised party of the first part agrees to execute deed as directed by party of the second part.

and this land is bounded by lands of

to Clyde M. Gaffney, Jr., Agent

the said party of the second part, for a period of ninety days months from

date, and he does hereby agree and bind himself, his Heirs, Administrators, Executors and Assigns to make a good and warranty deed to the property above described in fee simple title to the said party of the second part, or their clients, for the consideration of, and on the payment of the sum of

Twenty three Thousand Seven Hundred Fifty Dollars (Less the \$500.00 paid herewith as provided above)

In witness whereof the parties hereto have set their hands and seals this, the 17th day of April 1954

WITNESS:

F. M. Winn Mrs. Lula Hillard Witness as to T. K. Mayfield

T. K. Mayfield (L. S.) Party of the First Part Clyde M. Gaffney, Jr., Agent Party of the Second Part

Address of owner witness as to Clyde M. Gaffney, Jr., Agent

Land located at County of

Township of

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