

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

CONTRACT OF SALE NO 11 67 AM 1954

ELLIE FARNSWORTH

This contract of Sale entered into this the 20th day of November, 1954 by and between Joseph Carlton Bates hereinafter called the Seller, and J. H. Burgess hereinafter called the purchaser:

WITNESSETH, That the Seller hereby acknowledges receipt from the Purchaser the sum of Two Thousand (\$2,000.00) Dollars, as earnest money on account of the purchase of the following described property:

No 2 tract of property of Mrs. Joe Bates as shown on plat of same made by J. Coke Smith, September 28 - October 6 1936, said tract containing 223 acres, more or less, and having, according to said plat, the following metes and bounds, to wit:  
 BEGINNING at a sycamore tree on the bank of south Saluda River, the intersection of said river with old River run, and running thence along said old river run 9.49 chs. to a branch; thence along said branch as the line crossing a road to Greenville, 62.20 chs. to a point; thence N. 8-00 W. 24.92 chs. to a hickory, corner of property along said Saluda Land Timber Company property, N. 7-35 " 17.88 chs. to a stone; thence still with said property, N. 52-20 # 20.45 chs. to a stone; thence S. 75-15 E 33.34 Chs. to a stone corner of Clark land; thence S. 69-00 W. 31.70 chs to a point; thence still with said Clark land, S. 20-30 E. 42.40 chs. to a stone corner of property now or formerly belonging to A.G. Burgess; thence S 72.00 W. 25.83 chs to a stone; thence S. 18.00 #. crossing a road to Greenville, 29 chs. to a point in old river run, near a W.O.; thence along old river run to a sycamore tree on the bank of South Saluda River, to the point of beginning.

The terms and condition of this Contract of Sale are as follows:  
 Two Thousand (\$2,000.00) Dollars above acknowledged and the further payment of Five Thousand (\$5,000.00) Dollars within 9 days from the date hereof, and the seller hereby agrees to allow the purchaser to enter the above described land to set up his saw mill operations making the total purchase price of Seven Thousand (\$7,000.00) Dollars.

The Seller covenant and agrees to bind his heirs, executors, administrators or assigns to convey the said property to the said J. H. Burgess his heirs, executors, administrators or assigns, in fee, with proper deed general warranty, dower renounced; free from any and all encumbrances except as are herein agreed to be assumed by the Purchaser.

Upon the tender of such deed abovementioned, the Purchaser agrees to fully comply with the terms of this contract of sale. All taxes,

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