

FILED GREENVILLE CO. S. C. 542 313

State of South Carolina,

Greenville County

JAN 5 10 27 AM 1958

OLLIE FARNSWORTH For True Conveyance Sec. 447, 448, 449 R. M. C. Book 19 Page 20

Know all Men by these Presents, That

I, Cleo Saad,

in the State aforesaid,

in consideration of the sum of \$10.00 and other valuable consideration Dollars

to me paid by Fauzy S. Zahka

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Fauzy S. Zahka, his heirs and assigns forever, all my one-half undivided interest in and to

All that piece, parcel or lot of land in Township, Greenville County, State of South Carolina.

All that piece, parcel, or tract of land in School District 4-F, Greenville, South Carolina, and containing 3.06 acres, more or less, according to a survey made by C. C. Jones, Engr. on April 1952 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Augusta Road at the joint front corner of property of Paul M. Bogan and E. Mitchell Arnold, and Donaldson Air Force Base and running thence N. 80-45 E. 38.2 feet to a point; running thence S. 61-25 E. 233 feet to an iron pin; thence continuing along the joint line of property of Paul J. Bogan and E. Mitchell Arnold, and Donaldson Air Force Base, S. 53-55 E. 127.2 feet, running thence S. 50-20 E. 289.7 feet to an iron pin; running thence S. 63-38 W. 200 feet to an iron pin; running thence N. 59-59 W. 53 feet to an iron pin; running thence N. 59-59 W. 98.3 feet to an iron pin; running thence S. 78-06 W. 193.2 feet to an iron pin on Augusta Road; thence along Augusta Road, N. 9-15 W. 423 feet to an iron pin, the beginning corner.

Provided, however, that if this property is sold before January 5, ONE THOUSAND NINE HUNDRED AND FIFTY-EIGHT (1958), any consideration in excess of THIRTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (33,500.00) DOLLARS will be divided equally between Cleo Saad and Fauzy S. Zahka, after first deducting from such excess the cost of any capital improvements made by Fauzy S. Zahka. Cleo Saad shall have no right to participate in any proceeds resulting from any sale made on or after January 5, 1958, nor shall she have the right at any time to require this property to be sold. Her interest in the prospective profits shall in no way be construed or regarded as a claim against Fauzy S. Zahka or as a lien or charge against this property, but is only a right to participate in the profits of sale as above set out if said profits are in fact realized by a sale before January 5, 1958. Any written contract of sale or any written option for sale entered into prior to January 5, 1958, whereby either seller or purchaser shall be legally bound to sell or buy said land, shall be regarded as a sale prior to January 5, 1958 for the above purposes.

This is the same property conveyed to Cleo Saad, et al., by deed of Paul J. Bogan and E. Mitchell Arnold, dated Sept. 15, 1953, and recorded in Deed Book 486 at page 126 in the R. M. C. Office for Greenville County, S. C.