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BOOK 492 PAGE 323

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
) CONTRACT TO CONVEY REAL ESTATE
 COUNTY OF GREENVILLE)

WHEREAS, by deed dated December 9, 1953, and recorded in the RMC Office for Greenville County in Volume 490 at page 170, W. M. Phillips conveyed to Willie Maude Phillips Smith certain land in Greenville County, State of South Carolina, and,

WHEREAS, the grantor retained a life estate in the premises conveyed and further imposed certain conditions under which the grantee agreed to make any conveyance necessary for the comfort, health, support and well being of the grantor, and,

WHEREAS, the parties to said deed are grandfather and granddaughter and the grantee desires that her father, David C. Phillips, derive some benefit from said conveyance,

NOW, THEREFORE, in consideration of the sum of Five Dollars in hand paid to Willie Maude Phillips Smith by David C. Phillips and in further consideration of the premises contained herein and of natural love and affection, the said Willie Maude Phillips Smith, hereinafter called Smith, and David C. Phillips, hereinafter called Phillips, do hereby enter into the contract,

W I T N E S S E T H

Upon the death of said W. M. Phillips, Smith agrees to convey real estate to Phillips, his heirs or assigns, as hereinafter stated.

1. In the event that it has not been necessary to convey any of the land described in the above referenced deed for the support, comfort, health and well being of W. M. Phillips, Smith does hereby bargain, covenant, agree and contract to convey the following-described property:

"All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, containing 12.5 acres, more or less, and having according to a plat entitled 'Property of Willie Maude Phillips Smith & D. C. Phillips,' prepared by C.C.