AUG 21 10 \$6 AM 1964

STATE OF SOUTH CAROLINA OLLIE FARMSWORTH R.M.C. BOND FOR TITLE COUNTY OF GREENVILLE

This contract made and entered into by and between Jessie K.

Talley and Harriette Talley Sawyer, hereinafter referred to as
the Sellers and C. Douglas Wilson, hereinafter referred to as the

Purchaser.

<u>W I T N E S S E T H</u>

That in and for the consideration hereinafter expressed, the Sellers agree hereby to sell and convey to the Purchaser and the Purchaser hereby agrees to purchase that parcel of land situate in the County of Greenville, State of South Carolina, being approximately 199 acres on Talley Bridge Road and being composed of an eighty-five (85) acre tract, devised to Jessie K. Talley by will of H. Earle Talley and the remaining portion of the adjoining tract which was devised to Sellers by Jesse B. Talley.

IN CONSIDERATION for said premises, the purchaser agrees to pay to the Sellers a total of TWENTY FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS for said lots as follows: FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS on the execution of this Bond For Title and TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS on or before January 15, 1965, provided that the Estate of H. Earle Talley is properly closed and settled at that time.

IT IS UNDERSTOOD AND AGREED, That Purchaser will have the right to immediate possession of the property with the exception of approximately 40 acres of cultivated bottom land, and that the Sellers will pay 1964 County Taxes on the property.

In the event of default by the Purchaser, this contract shall, at the option of the Sellers, thereupon terminate and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers as rent for the use of said premises and as liquidated damages for the breach of this contract.

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