

Standard Oil Company of New Jersey

Contract of Sale

This Agreement, made this 1st day of July 1929, by and between Franklin Real Estate Company by B. C. Leer, pres. of Greenville County, State of South Carolina party of the first part, and Standard Oil Company of New Jersey, a corporation of the State of Delaware, party of the second part, witnesseth: That the said party of the first part do hereby bargain and sell unto the said party of the second part, and the latter doth hereby purchase from the former, all that fee simple lot of ground, with the improvements thereon, situate and lying in Greenville County, State of South Carolina and described as follows, that is to say:

Lot located at S.W. corner of North + Larime Sts. and measuring 67' on North Street by 147' 5" on Larime Street by 67' by 145' at and for the price of \$15,000.00, of which \$500.00 have been paid prior to the signing hereof, and the balance is to be paid in cash on or before the end of 30 days from the date hereof, and upon payment do above of the balance of the purchase money, a deed for the property shall be executed at the vendee's expense by the vendor, which shall convey in fee simple the property by a good and merchantable title, free of all claims and encumbrances, satisfactory to the attorney for the vendee and approved by its legal department to the vendee. Taxes and other charges on the property, if any to be paid or allowed for by the vendor to the date of settlement.

It is agreed and understood that in the event that the title to the property should prove unsatisfactory to the attorney for the vendee or should not be approved by its legal department then and in that event the vendor shall return the part payment hereinabove recited, and this contract shall become null and void.

The purpose of the vendee in entering into this contract being the use of the property hereinabove mentioned for the storage, sale and distribution or delivery of petroleum products and other commodities stored, sold and distributed or delivered by the vendee,

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it is a condition precedent to this contract that in the event the vendee cannot secure a permit from the proper authorities of the city or town in which the lot above mentioned is located for such storage, sale and distribution or delivery of petroleum products and other commodities stored, sold and distributed or delivered by the vendee, then and in that event this contract shall become null and void and the vendor shall return the part payment hereinbefore recited.

Witness the hands and seals of the said party of the first part and the signatures of Standard Oil Company, Incorporated in Delaware by W. M. Robbins its Agent

Witness: Franklin P. C. + Ins. Co. By B. C. Leer, pres. & Seal

Witness: W. C. Rush Standard Oil Company of New Jersey (Incorporated in Delaware) By W. M. Robbins

State of South Carolina County of Greenville Personally comes before me, W. C. Rush who on oath says that he saw the foregoing Franklin Real Estate and Investment Company, by B. C. Leer, President and Treasurer, and Standard Oil Company of New Jersey (Incorporated in Delaware) by W. M. Robbins, sign seal and as their act and deed deliver the foregoing contract of sale, and that he with C. B. Martin witnessed the same.

Sworn to and subscribed before me, this 2nd day of July 1929 W. C. Rush C. B. Martin (Seal) Notary Public for S. C.

Recorded July 2, 1929 at 12:00 m.

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