

State of South Carolina }
 County of Greenville }

Contract

This contract made and entered into by and between J. M. Groce, hereinafter called the Seller, and Lyda Ward, hereinafter called the Purchaser
 Witnesseth.

That the seller agrees to sell and the purchaser agrees to purchase for the price of One Hundred Eighteen and seventy-five cents (\$118.75), all that certain lot and parcel of land located and being in the State and County aforesaid, Chick Springs Township, and south of the Southern Railway, and north east of a road leading from Paris Southern Railway crossing in a south easterly direction fronting on said road approximately fifty (50) feet, to the same more or less, and fronting on the Lee Road (now paved), and a sufficient distance to make one and a quarter (1 1/4) acres, the line on the north east boundary to be approximately at right angle to the paved road. It is further agreed that this land is to be surveyed and cut off of the tract now owned by the seller, and a good merchantable deed executed and delivered on or before March 14, 1936. The purchase price for the above described lot is to be paid as follows: Ten (\$10.00) Dollars cash at this time, receipt of which is hereby acknowledged, and the balance of One Hundred Eight & 7/10 (\$108.75) Dollars, to be paid upon execution and delivery of said deed, at which time possession is to be delivered to the Purchaser.

2.

It is further understood and agreed, by and between the foregoing parties and in addition to the purchase and sale of the above tract, and exclusive of the said tract, the seller does hereby grant and bargain to the purchaser the option of purchasing the remainder of a tract now belonging to the seller from which the above tract is to be cut off, and containing a remainder of approximately six acres, more or less, at the price of ninety-five (\$95.00) Dollars, per acre, said option to run for a period of two years from this date, provided in the event that the purchaser shall sell to others fractional portions of said tract, the seller agrees to execute and deliver good merchantable deeds to such purchasers upon the payment of the sum of One Hundred (\$100.00) Dollars, upon each one half acre lot, or multiple thereof, with increase of like sum of payments to the seller. It is further agreed, that in order to carry purchases upon and inspect the said premises, before making sale, shall have the right to enter and make survey of the same and erect corners, and it is further agreed that the purchaser is to have possession of the said premises, to cultivate agricultural crops, but as tenant only of the seller, without rent, until default be made in the payment of the remainder of the purchase price. It is understood and agreed that the purchase price of ninety-five