

State of South Carolina,
County of Greenville.

Know all men by these presents, I, J. T. Bull, of the County and State aforesaid, have agreed to sell to Frank Ayers, a certain lot or tract of land in the County of Greenville, State of South Carolina.

Beginning at a point on the east side of the Loss Swamp Road, three quarters of a mile east of Augusta National Highway corner of J. D. Harris lands and running N. 71 3/4 E. 11 chains to a stake; thence N. 25 3/4 W. 13.97 chains to stake; thence S. 68 W. 3.85 chains to stake; thence N. 77 1/2 W. 37.63 chains to stake; thence S. 15 1/2 W. 4.04 chains to stake on branch; thence with said branch in a southeasterly direction 4.50 chains to stake at junction of branches; thence with branch S. 88 W. 5 chains, S. 73 W. 5 chains, S. 66 1/2 W. 1 chain, S. 51 1/2 W. 3.60 chains, S. 58 1/2 W. 7.36 chains to stake; thence S. 32 1/2 W. 5.50 chains to stake; thence N. 89 3/4 E. 3.49 chains to stake; thence N. 47 3/4 E. 8.80 chains to stake; thence S. 83 1/2 E. 18.57 chains to stake; thence S. 57 E. 6.90 chains to stake; thence N. 47 1/2 E. 2.25 chains to stake; thence S. 70 3/4 E. 11 chains to stake; thence S. 77 1/2 E. 9.50 chains to stake to the beginning point. Containing 84.8 acres according to plat of C. M. Furman, Sr., C. E., dated March 25th, 1930, being bounded by lands of J. D. Harris, Mrs. R. E. Chandler, Mrs. Mamie Moore, W. H. Tripp, T. M. Griffin, et al. It is the purpose of the said J. T. Bull and Frank Ayers, however, for this BOND FOR TITLE to cover only so much of the said 84.8 acres as is situate, lying and being on the EAST side of the old mail route Road which runs through center of 84.8 acre tract same being estimated to contain approximately 45 acres, more or less.

And execute and deliver a good and sufficient warranty deed therefor on condition that the said Frank Ayers shall pay the sum of Fifty and no/100 (\$50.00) dollars cash as a down payment, and the balance in the following manner, to-wit:

1400 lbs. of lint cotton on or before November 1, 1934, and a like sum of lint cotton on or before the 1st, day of each succeeding November thereafter, until and including November 1st, 1952, until the full purchase price is paid; that is, 26,600 lbs.

The above described payments include both principal and interest. It is also agreed by the parties herein that the term "lint cotton" shall mean lint cotton that grades not less than middling. The purchaser agrees to pay all taxes on the 45 acres, more or less, while this contract is of force.

It is further understood and agreed that the said Frank Ayers, shall make each and all of said yearly payments to the Union Central Life Insurance Company of Cincinnati Ohio, with the request that said payments be credited on the account of J. T. Bull, under that certain BOND FOR TITLE executed by the Life Insurance Company and J. T. Bull on March 10, 1933, covering the same property herein described.

It is also understood and agreed that should the said J. T. Bull fail or refuse, for any reason whatsoever, to comply with the terms of that certain contract referred to in the paragraph next above, the said Frank Ayers shall have the privilege and opportunity to take up said contract in its entirety, should he so desire, and continue to fulfill same under all the rights and privileges of the said J. T. Bull.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due I, J. T. Bull shall be discharged in law and equity from all liability to make said deed, and may treat said Frank Ayers, as tenant holding over after termination, or contrary to the terms of this lease, and shall be entitled to retain the total amount of money or cotton paid in as rent, or by way of liquidated damages.

In witnessed whereof, I have hereunto set my hand and seal this 22 day of March A. D. 1934

In the presence of
Robert T. Ashmore
Daniel R. Cain

State of South Carolina,
Greenville County.

J. T. Bull

SATISFIED BY CANCELLING OF RECORD 18 OCTOBER 1938
Ollie
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:40 O'CLOCK
13249

Personally appeared Daniel R. Cain who says on oath that he saw J. T. Bull sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Robert T. Ashmore, witnessed the same.

Sworn to before me this 22 day of March, A. D. 1934

Daniel R. Cain

Robert T. Ashmore (SEAL)

Notary Public, S. C.

S. C. Stamps \$0.48

Recorded this the 28th day of October, 1938 at 3:47 P. M. #12260 BY: E.G.