

Form FSA-LE-188 B  
10-27-37

505-46-23

Do not write here  
File No. 324374  
T. P. Loan No.

UNITED STATES DEPARTMENT OF AGRICULTURE  
FARM SECURITY ADMINISTRATION  
TENANT PURCHASE DIVISION

OPTION FOR PURCHASE OF FARM WITH FUNDS LOANED BY THE UNITED STATES OF AMERICA (LUMP SUM)  
(VENDOR TO FURNISH TITLE INSURANCE)

1. In consideration of the sum of one dollar (\$1) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned (hereinafter called the "Seller"), who covenants that he is the owner thereof, hereby, for himself and his heirs, executors, administrators, successors, and assigns, offers and agrees to sell and convey to Foster Bolden or his assignee (hereinafter both called the "Buyer"), and hereby grants to said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described lands, located in the County of Greenville, State of South Carolina:

(Here insert full and complete legal description)

All that certain piece, parcel or tract of land in Dunklin Township, County of Greenville State of South Carolina, on the north side of Saluda River and on both sides of public road bounded on the north by lands of A. L. Cothran, W. . Acker and Mrs. Emma Gossett, on the east by lands of E. S. Cothran and Cedar Shoals Creek, on the south by Saluda River and on the west by lands of J. E. Holliday, containing 147 acres, more or less, according to a plat made by W. F. Adkins, Surveyor, January 9, 1939, and having according to said plat, the following metes and bounds, to-wit:

Beginning at stone, corner of lands of W. . Acker and A. L. Cothran and running thence S. 7 W. 21.24, new corner; thence N. 75-3/4 W. 13.47, new corner; thence S. 7 W. 32.26 to stake at Saluda River; thence along the Saluda River as follows: N. 77 E. 1.64; N. 85-3/4 E. 1.00; S. 78 E. 1.80; S. 71 E. 2.46; N. 87 1/2 E. 1.90; S. 83 1/2 E. 1.90; N. 27 E. 1.66; N. 89 1/4 E. .46; S. 5 E. 1.33; S. 63-3/4 E. 2.62; S. 52 1/2 E. 3.55; S. 86 E. 1.48; S. 89 1/2 E. 2.51; N. 32 E. 1.22; N. 9 E. 3.40; S. 14 1/4 E. 3.55; S. 33 E. 1.10; S. 56 1/2 E. 3.12; S. 54 1/2 E. 4.78 to a stone x3 at corner of E. S. Cothran; thence N. 16 E. 27.85 to a stake; thence S. 64 E. 2.64 to a stone; thence N. 16 E. 4.70 to a stone on Cedar Shoals Creek; thence N. 66 W. 1.00 to an angle in creek; thence N. 14 W. 4.24 to an angle in creek; thence N. 21 E. 2.00 to an angle in creek; thence N. 24 1/2 E. 2.00 to an angle in creek; thence N. 37 E. 4.32 to an angle in creek; thence N. 26 E. 1.76 to an angle in creek; thence N. 41 W. 2.88 to an angle in creek; thence N. 54 1/2 W. 1.73 to a White Oak; thence N. 61 1/2 W. 6.64 to Walnut on Creek bank; thence S. 67 W. 8.50 to an iron pin; thence N. 13 1/2 E. 9.83 to a stone at corner of A. L. Cothran; thence N. 75-3/4 W. 10.17 to beginning corner.

including all improvements and together with all rights, easements, and appurtenances thereunto belonging, and together with all water rights and water stock appertaining thereto. The title to said land in to be conveyed, free and clear except as follows:

(Here insert a full statement of all reservations, exceptions, and leases, including, in the case of leases, the date of the termination of the lease)

2. This option is given to enable the Buyer to obtain a loan from the United States acting by and through the Secretary of Agriculture (hereinafter called the "Government"), pursuant to Title I of the Bankhead-Jones Farm Tenant Act, for the purchase of said lands.
3. The purchase price for said lands is the sum of \$3300.00 for the tract as a whole.
4. The Seller agrees to deliver, without charge to the Buyer, a policy of mortgagee title insurance in favor of the Government issued by such company as the Government shall approve, in the amount of the purchase price of said property, and to comply with all the requirements of such company, including the furnishing of an abstract of title where required. The Seller further agrees that except as herein provided all taxes, liens, encumbrances, or other interests in third persons, will be satisfied or discharged by him, including stamp taxes and other expenses incidental to the preparation, execution, and recording of the deed and other evidence of title required by the Government. Upon failure of the Seller to furnish such policy of insurance within a reasonable time, the Buyer may procure such insurance, in which event the cost thereof shall be deducted from the purchase price herein provided.
5. The Seller further agrees to convey said lands to the Buyer by general warranty deed (except where the law provides otherwise for conveyances by trustees, officers of courts, etc.) in the form, manner, and at the time required by the Government, conveying to the Buyer a valid, unencumbered, indefeasible fee simple title to said lands meeting all requirements of the Government; that the purchase price shall be paid at the time of recording such deed; that said lands, including improvements, shall be delivered in the same condition as they now are, customary use and wear excepted.
6. Taxes, water assessments, and other general and specific assessments of whatsoever nature for the current year shall be prorated as of the date of the closing of title, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year. If the closing of title shall occur before the tax rate is fixed, the apportionment of taxes shall