

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

Do not write here  
File No. 325706  
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 J. C. Cox 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 land, located in the County of Greenville, State of South Carolina:

(Here insert full and complete legal description)

All that piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, as shown by Plat not yet recorded, made by C. N. Adams, Surveyor, on August 1, 2, and 3, 1938, and being described as follows: Tract No. 6, containing 95 acres:-

Beginning at the south corner of Tract No. 5 and running N. 85 E. 1.00 to a corner; thence S. 85 E. 2.50 to a corner; thence N. 82½ E. 1.00 to a corner; thence S. 36 W. 1.25 to a corner; thence S. 25 E. 2.80 to a corner; thence N. 89 E. 0.70 to a corner; thence N. 9½ W. 19.00 to a corner; thence N. ½ E. 7.80 to a corner; thence along road S. 85 E. 4.25 to a corner; thence N. 10 W. 10.72 to a corner; thence N. 6 W. 13.00 to a rock corner; thence N. 58 E. 16.50 to a corner in or on branch; thence N. 50½ W. 3.00 to a corner; thence N. 53 W. 3.00 to a corner; thence N. 17 W. 4.00 to a corner; thence N. 6½ W. 2.10 to a corner; thence N. 41 W. 2.50 to a corner; thence N. 6 E. 1.30 to a corner; thence N. 15 W. 7.70 to a corner; thence S. 53 W. 26.75 to a corner in road; thence S. 7 E. 10.00 to a corner; thence S. 5½ W. 4.00 to a corner; thence S. 41½ E. 12.25 to a rock corner; thence S. 4 W. 12.50 to a corner in road; thence S. 12 E. 23.50 to the beginning corner. See Plat Book "I" at page 130.

Being the same tract of land conveyed to Homer Styles by Ralph Styles by deed dated March 6th, 1940, and recorded in the R. M. C. Office for Greenville County in Deed Book 219 at page 130. 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 is 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)

Complete possession of the property is to be delivered to the purchaser on December 31st, 1940.

The Seller is to pay all taxes for 1940.

The Seller is to receive all rents for 1940.

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 \$3,000.00 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, shall 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