

Form FSA-LE-188-B  
Rev. 7-1-39

File No. \_\_\_\_\_  
T. P. Case No. \_\_\_\_\_

UNITED STATES DEPARTMENT OF AGRICULTURE.  
FARM SECURITY ADMINISTRATION

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 and other valuable considerations, the receipt and sufficiency of which are 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 Baxter Plato Freeman or such other person as may be designated in his stead by the Regional Director of the Farm Security Administration of the United States Department of Agriculture for the region in which the land hereinafter described is located (hereinafter called the "Buyer"), and hereby grants to the 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 piece, parcel or tract of land situate, lying and being in the County of Greenville and State of South Carolina:

Beginning at a stone 3xnm and running thence S.  $89\frac{1}{2}$  W. 16.62 to a black gum (Rock Gum 3x); thence S.  $31\frac{1}{2}$  E. 9.00 to a Black Oak down, rock 3x; thence S.  $21-3/4$  W. 10.32 to a stake, gone, stone 3x; thence S.  $35\frac{1}{2}$  E. 18.75 to a small pine, cut down, stone 3x; thence S.  $78\frac{1}{2}$  E. 7.31 to a stake gone, stone 3x; thence N.  $17-2/3$  E. 5.05 to a pine, cut down, stone 3x; thence N. 8 W. 20.25 to the beginning corner (stone), containing  $48\frac{1}{2}$  acres, more or less, as shown by deed dated Oct. 24, 1931, to Nora J. Roberts of this tract of land by E. M. Roberts.

Also, all that other certain tract of land situate in the County and State aforesaid in Butler Township, being the southwestern portion of tract of land conveyed to J. H. Greer, by Nancy A. Green by deed bearing date Sept. 4, 1870, containing 3.8 acres, more or less, and having the following metes and bounds, to-wit:

Beginning at a P. O. near road, and running thence N.  $47-40$  E. 2.01 to a stone; thence N.  $46$  W. to a stone; thence S.  $6$  E. 15.05 to a stone in pine stump; thence N.  $20-45$  E. 8.10 to a P. O. near road, at the beginning corner, being the same lot of land conveyed to Nora J. Roberts by E. M. Roberts on Nov. 1, 1931.

including all improvements and together with all rights, easements, and appurtenances thereunto belonging, and together with all water rights and water stock appertaining thereto, described as follows:

The title to said land is to be conveyed free and clear except for the following reservations, exceptions, and leases, and no others:

(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)

Possession of the property is to be turned over to the purchaser on January 1, 1940.

The seller is to get all crops for 1940.

Seller is to pay all taxes, including those for the year 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-Jone Farm Tenant Act, for the purchase of said lands.

3. The purchase price for said lands is the sum of \$2,000.00 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 and continuation thereof 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 and execution of the deed and other evidences 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 Govern-