

TITLE TO REAL ESTATE

Form FSA-LE-188 B  
(3-15-40)

Case No. 327945

UNITED STATES DEPARTMENT OF AGRICULTURE  
FARM SECURITY ADMINISTRATIONOPTION 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 C. T. Barnette 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 S. C.

(here insert full and complete legal description)

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township,

Beginning at a stake on the Mayes Bridge Road and running thence N. 47 E. 9.66 to a stake; thence N. 45 E. 11.16 to a stone; thence N. 12 E. 11.50 to a stake in branch; thence down the said branch 17.19 to a stake in branch; thence N. 68 E. 12.50 to South Tyger River; thence down the meanderings of the said river 8.65 to a stake on the bank of said river; thence S. 40 $\frac{1}{2}$  W. 8.20 to a sweet gum; thence S. 42 $\frac{1}{2}$  W. 16.38 to a stone; thence S. 48 $\frac{1}{2}$  W. 8.50 to a stone; thence S. 60 W. 23.00 to a stone on the said Mayes Bridge Road; thence N. 64 $\frac{1}{2}$  W. 4.74 to the beginning corner, containing 64 $\frac{1}{2}$  acres, more or less.

Also all that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, and being bounded by lands of Robert Bryant, D. A. Collins and I. F. and M. A. Reese and being in O'Neal Township, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the Mayes Bridge Road; thence along said road S. 50 E. 5.49 chs. to an iron pin; thence N. 47 E. 30.56 chs. to a stone; thence S. 48 $\frac{1}{2}$  W. 8.50 chs. to a stone; thence S. 60 W. 23.22 chs. to the beginning corner, and containing 6.38 acres, more or less, this being a part of the old B. F. Goodlett place.

Being the same two tracts of land conveyed to Cherry Investment Company by E. Inman, Master, by deed dated March 20, 1940, and recorded in the R. M. C. Office for Greenville County in Deed Book 219 at page 277.

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)

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 \$1750.00 for the tract as a whole.

4. The Seller agrees to deliver, without charge to the Buyer, a policy of mortgage 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 Government,