

46-23

Case No. 321818

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)

I. 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

B. F. Thompson

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 in Greenville County, State of South Carolina, being known and designated as Tract No. 1 as shown on a plat of property of O. L. Jones made by W. J. Riddle, Surveyor, May, 1941, containing 158.4 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake at the center of the intersection of a new County road and an old County road, corner of property of Gladys Thompson, and running thence along the center of said new County road N. 54-30 E. 941 feet to a stone in line of Tract No. 2; thence with the line of Tract No. 2, S. 31-30 E. 1000 feet to an iron pin; thence still with line of Tract No. 2, N. 58-30 E. 1300 feet to an iron pin; thence still with Tract No. 2, N. 14 W. 1354 feet crossing the new County road to an iron pin; thence still with Tract No. 2, N. 24-45 E. 1619 feet to a point in the center of Horse Creek; thence with the center of said Creek as the line S. 73 E. 260 feet; thence S. 49-45 E. 741 feet to a stake in the center of the new County Road, corner of lands of Dave Ridgeway; thence with said Ridgeway land S. 56-15 W. 1552 feet to an iron pin; thence still with Ridgeway land S. 72-08 E. 990 feet crossing the new County road and a small branch to an iron pin; thence still with said Ridgeway land S. 25 E. 1296 feet crossing a small branch to a stone; thence still with said Ridgeway land S. 26-30 E. 794 feet to an iron pin, corner of lands of O. M. Ragsdale; thence with Ragsdale's land and lands of C. A. Kirby S. 57-30 W. 2066 feet crossing the old County road to a stake in a branch; thence with said branch S. 9 W. 225 feet to a stake at the fork of branch; thence up the branch as the line N. 82 W. 800 feet; thence still with the branch as the line N. 45-15 W. 852 feet to a stake; thence N. 39-40 E. 790 feet crossing the old County road to an iron pin, corner of lands of Gladys Thompson; thence with Thompson land N. 42-45 W. 1153 feet to the 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, 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)