

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

January 28, 1947

CITY OF GREENVILLE

This contract made by and between Thos. T. Goldsmith and J. D. Robins parties of the first part and Fannie M. Payne party of the second part, witnesseth:

That the parties of the first part agree to sell to the party of the second part the land herein after described for the sum of Eighteen hundred fifty (\$1,850.00)-----Dollars to be paid as follows: Two hundred fifty (\$250.00)-----Dollars cash, and the receipt whereof is hereby acknowledged, and the remaining Sixteen hundred (\$1,600.00) - - - - - Dollars to be paid in four equal payments of Four hundred (\$400.00) - - - - - Dollars; the first payment to be made on October 15, 1947 with interest thereon at 6% payable October 15th annually until paid in full.

The party of the second part shall have the right to anticipate any or all payments at any time prior to date of maturity. Conveyance to the property to be made when one half the purchase price is paid, and a note and mortgage to be secured from the party of the second part to the parties of the first part for the balance of the money.

The net proceeds of any timber or wood that is cut from the place and sold shall be applied on the purchase price of the property at the time same is sold.

The party of the second part is to carry not less than \$1000.00 Fire and Extended Coverage on the building, and to pay all taxes on the property for the year of 1947 and thereafter.

Description of land: All that piece, parcel or lot of land in Greenville County, State of South Carolina, situate near Fork Shoals, known and designated as tract # 3 of the lands of Katrine Mfg. Company, as shown on the plat made by F. G. Rogers, December 1916, and having the following metes and bounds, to wit:

BEGINNING on the west bank of Reedy River at Austin's corner and running thence with Austin line S. 62 W. 12.50 chs. to stake in center of the New Mill Road, Austin's corner; thence with center of said road South 45 1/2 E. 7 chs.; thence still with center of said road S. 29 E. 3.50 chs.; thence still with the center of said road S. 22 3/4 E. 16.52 chs. to stake at bend in Road; thence N. 66 1/2 E. 3.30 chs. to Oak; thence N. 58 E. 7.48 chs. to stake; thence S. 53 E. 152 Chs. to Stake on West bank of Reedy River; thence up West bank of Reedy River in a Northern direction N. 31.80 to the beginning corner, containing 36.83 acres, more or less.

Also all that certain tract of land situate in the County and State aforesaid and adjoining the tract above described and being taken from the Northern end of tract #4 as shown on said plat, being more particularly described as follows:

BEGINNING at the junction of the New Mill Road with the Old Mill Road, corner of tract above described and running thence with center of the Old Mill Road in a northwestern direction 10 chs. to pine; Austin's corner; thence with said Austin's line N. 62 E. 6.00 chs. to stake in center of the New Mill Road, corner of tract first above described; thence with the center of the New Mill Road S. 45 1/2 E. 7 chs. to the beginning corner.

These two tracts of land are the same conveyed to us by Vernon Elder by deed dated April 9th, 1946 recorded in the office of R.M.C. for Greenville County in Deed Book "M" page 25.

W. W. Sullivan

Thos. T. Goldsmith

E. J. Payne

J. D. Robins

Fannie M. Payne.

THE STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Personally appeared before me W. W. Sullivan and made oath that he saw the within named Thos. T. Goldsmith J. D. Robins & Fannie M. Payne Sign, seal and as their act and deed deliver the within written agreement, and that he with E. J. Payne witnessed the execution thereof.

Sworn to before me this 28th day of January 1947.

Arthur S. Agnew (L.S.)

W. W. Sullivan.

NOTARY PUBLIC FOR SOUTH CAROLINA.

S. C. Stamps 64¢

Recorded April 1st, 1947

at 4:48 P.M. #6314

By. R.I.Hy.