

JAN 10 1948

In consideration of the benefit which may accrue to the estate of Mrs. Harriet D. Wilkins, deceased, of the land hereinafter described by said, I, L.O. Patterson, as executor of the will of said decedent, do hereby grant to L.C. Gower (hereinafter referred to as the "optionee") the exclusive privilege, for a period of thirty days from this date, to purchase said land upon the following terms:

- (1). I shall convey to said optionee, by good and sufficient deed in fee simple, free of liens and encumbrances (except as hereinafter provided), all the right, title and interest in said premises which said decedent owned at the time of her death and which I, as such executor, have the right to sell.
- (2). Upon the delivery to him of such deed, said optionee shall pay to me the sum of eighteen thousand four hundred and seventy-five dollars (\$18,475), plus the cost of such tax stamps as I may affix to such deed.
- (3). The title to said premises shall be conveyed by me subject to all roads, railroads, and other rights-of-way; to all power lines, pole-lines, tower-lines and other easements of any sort which may be of force across or along said premises, and to the rights of all tenants thereon.
- (4). The 1947 crops shall belong to me, the 1948 crops to said optionee.
- (5). All rents (except such crops) shall be received and all taxes paid by said optionee and myself pro rata as of the date of the delivery of said deed.

(6). I shall not be required to furnish any plat or survey of said premises or to locate any lines or landmarks thereon.

(7). Said optionee shall pay me one hundred dollars for this option and shall be entitled to a thirty-day extension thereof upon paying an additional hundred dollars therefor. All sums paid by him for options shall be credited on the purchase price of said premises if such option be exercised.

(8). The land intended to be affected by this instrument is situate in said state and county, in Cleveland Township, on Middle Saluda River and its tributaries and on the Geer Highway and Blythe Sheals Road, about one half mile westward from Cleveland Post Office, returned for taxation as seven hundred and twenty acres and supposed to contain that acreage, more or less, and to be bounded as follows; to wit: by land of estate of R. Mays Cleveland, deceased; by the Dire Mountain Branch; by land of John Freeman; by land of Mrs. Sallie V. C. Parrish; by land of Georgia Hardwood Company; by land of Mrs. Louise C. Gower; by land of J. Harvey Cleveland; by land of Melvin L. Jarrard; by land of estate of Mrs. Sallie Cleveland Beattie, deceased; by land of John Jarrard; by land formerly of James Evans, deceased; by lands of estate of Benj. McGee, deceased; by the Blythe Sheals Road, and by lands of others.

Witness my hand and seal, this first day of November, A. D. 1947.

Signed, sealed and delivered in the presence of;

Andra C. Patterson

H. M. Crosswell

State of South Carolina,
County of Greenville.

Personally appeared before me H. M. Crosswell and made oath that he saw the within named L.O. Patterson, as executor, sign, seal and as his act and deed deliver the within written instrument, and that he, with Andra C. Patterson, witnessed the execution thereof.

Andra C. Patterson (L.S.)

H. M. Crosswell
Notary Public, for South Carolina.

L. O. Patterson (L.S.)
as Executor of the will of Mrs. H.D. Wilkins, deceased.

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GREENVILLE CO. S. C.
FILED
W. F. FARNSWORTH
R. M. C.