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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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CONTRACT OF SALE
OF REAL PROPERTY

THIS CONTRACT AND AGREEMENT is made and entered into by and between G. SIDNEY GARRETT and BEN W. GARRETT, hereinafter referred to as Sellers; and CARROLL GOODWIN and VIRGINIA ANN GOODWIN, hereinafter referred to as Purchasers.

W I T N E S S E T H :

That for and in consideration as hereinafter expressed and the mutual promises of the parties hereto, the receipt of which is hereby acknowledged, the Sellers hereby agree and bind themselves to sell and convey to the Purchasers, and the Purchasers hereby agree to purchase in the terms hereinafter expressed the following described property, to-wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, near Fountain Inn, located near the intersection of S.C. Highway 418 and Road S-23-651, and containing 12.82 acres more or less according to a plat prepared for the Purchasers herein by T. H. Walker, Jr., R.L.S., dated June 29, 1977, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern edge of S.C. Highway 418 running thence S. 4-24 E. 102.9 feet along Highway 418 to an iron pin; thence turning and running N. 58-36 W. 29.19 feet to an iron pin; thence turning and running S. 66-32 W. 170 feet to an iron pin; thence S. 23-05 E. 176.77 feet to an iron pin; thence turning and running S. 55-12 W. 1139.4 feet to an iron pin; thence N. 16-04 W. 628.7 feet to an iron pin; thence N. 68-35 E. 113.29 feet to an iron pin; thence N. 78-55 E. 120.38 feet to an iron pin; thence N. 50-33 E. 131.15 feet to an iron pin; thence N. 69-02 E. 785.2 feet to an iron pin; thence S. 2-05 E. 154.78 feet to an iron pin; thence N. 66-32 E. 140 feet to an iron pin; thence N. 31-03 E. 40.73 feet to an iron pin in the eastern edge of Highway 418 at the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat or on the premises.

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