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Case No. 324902

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)

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.....

James K. Traynham

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 the County of Greenville, State of South Carolina, on the southwest side of the Dunklin Bridge Road, containing 99.10 acres, more or less, according to a plat of the estate of Mary J. Cleland made by W. J. Riddle, Surveyor, June, 1941, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the northeast side of the Dunklin Bridge Road at the corner of property of the W. H. Rice estate, and running thence with line of property of said Rice Estate S. 31-35 W. 1464.5 feet to an iron pin, corner of Fred Watkins property; thence with Watkins line S. 47-48 E. 389 feet to an iron pin, corner of property of John Chapman; thence with said Chapman line S. 39-43 E. 1,282 feet to a stone; thence still with said Chapman line S. 3-08 W. 1,184 feet to an iron pin in Horse Creek; thence with said Horse Creek as the line the following courses and distances: N. 77 E. 390 feet; N. 62 E. 315 feet; N. 44-45 E. 318 feet; S. 89 E. 118 feet; and S. 46 E. 225 feet to a water oak in the southeast side of a county road; thence with the center of said road as the line N. 40 E. 152 feet; thence N. 30-05 E. 1,061 feet to a stake in the center of the intersection of said county road and the Dunklin Bridge Road; thence N. 42-30 W. 585.5 feet to a point just northeast of the Dunklin Bridge Road; thence N. 50-30 W. 226 feet; thence N. 50-30 W. crossing Dunklin Bridge Road; 1,532 feet to a point in the old road, which is also the line; thence N. 28-30 W. 266 feet; thence N. 18-41 W. 589.1 feet crossing Dunklin Bridge Road to the beginning corner, bounded on the north by property of the W. H. Rice estate and on the east by Dunklin Bridge Road, on the south by a county road and Horse Creek, and on the west by lands of John Chapman and Fred Watkins.

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)