

September 10, 1952, recorded in Deed Book 464 at page 333, being now one parcel of land on which the offices and service shop of Jeff Hunt Machinery Company are presently located.

Also: All that certain piece, parcel or tract of land, with no improvements thereon, located on the southwest side of Keith Drive, near the Greenville Municipal Airport, as shown on Plat prepared and recertified on October 13, 1962, by Madison H. Woodward, Registered Engineer, and being on the opposite side of Keith Drive from the property above-described and being bounded as follows: Commencing at a point at which said property corners with Keith Drive (Five Hundred Fifty-One and Seven-Tenths feet (551.7') from the intersection of Pleasantburg Drive and Keith Drive), thence along Keith Drive S 44° 59' E for a distance of Fifty feet (50.0'), thence further along Keith Drive S 50° 48' E for a distance of Four Hundred Eighty-Six and Six-Tenths Feet (486.6') to a point, thence turning and running along the right-of-way of the A. C. L. Railroad, (formerly C. & W. C. R. R.) N 72° 42' W for a distance of Six Hundred and Five Feet (605.0'), thence turning and running along property of Goldsmith N 47° 19' E for a distance of Ninety-Five and Two-Tenths feet (95.2') and N 42° 32' E for a distance of One Hundred Forty-two and Nine-Tenths feet (142.9') to the point of commencement, being the identical property conveyed to Jeff Hunt Machinery Company by deed of Walter W. Goldsmith and William Goldsmith, Jr. to Jeff Hunt Machinery Company, dated July 9, 1953, recorded in Deed Book 482, at page 185, in the R.M.C. Office of Greenville County.

2. The Purchase Price for said property is the total sum of Three Hundred Twenty-seven Thousand Four Hundred Eighty-four (\$327,484.00) Dollars, including certain equipment located in the buildings on the said property as set out in an Exhibit attached hereto and labeled "Exhibit A."

Out of this purchase price the Purchaser will upon execution of this contract pay to the Seller the sum of Thirty-two Thousand Seven Hundred Forty-eight and 40/100 (\$32,748.40) Dollars, which represents the ten (10%) per cent of the amount of the contract, which amount is to be forfeited as liquidated damages in the event that the Purchaser does not go through with the purchase. The balance of the contract amount, or the sum of Two Hundred Ninety-four Thousand Seven Hundred Thirty-five and 60/100 (\$294,735.60) Dollars, is to be paid one year from the date of execution of this Contract by both parties.

3. In the interim period, the Jeff Hunt Machinery Company is to be allowed to occupy said premises without any payment of rent and the Jeff Hunt Machinery Company will see that the buildings are properly maintained and insured, the Jeff Hunt Machinery Company being a lessee of the property from Hunt Development Company. In the event that the buildings,

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