

STATE OF SOUTH CAROLINA ) )  
 ) )  
COUNTY OF GREENVILLE ) )

OPTION TO BUY REAL ESTATE

WHEREAS, I, William B. Jones, of the above named County and State, hereinafter referred to as Seller, and I, Frann Elliotte Hutchison, hereinafter referred to as Buyer, herewith enter into the following agreement and Option to buy real estate:

NOW KNOW ALL MEN BY THESE PRESENTS: That Seller, for and in consideration of the sum of One (\$1.00) Dollar and the mutual agreements hereinafter set forth, does hereby bargain and grant unto Buyer the Option to purchase the hereinafter described real estate, with all improvements thereon, for the purchase price of Fifty Four Thousand Five Hundred (\$54,500.00) Dollars, payable as follows: Fourteen Thousand Five (\$14,500.00) Dollars asdown payment, and the balance to be financed at seven (7%) per cent interest over a period of years, not to exceed twenty years.

Seller and buyer both agree that this option shall be binding and effective for a period of twenty four (24) months, commencing June 1, 1968, and expiring June 1, 1970, unless terminated prior thereto by Buyer.

Seller and Buyer both agree that during the first twelve (12) months, Buyer may terminate the option without forfeiture of any sums of money, and at the end of the first twelve months, said Buyer shall deposit with Seller, the sum of Twenty Five Hundred (\$2500.00) Dollars, shall receive a receipt for same, and Buyer agrees that if the Option is not exercised during the subsequent twelve (12) months, this sum shall be forfeited to Seller for non-compliance.

In the event the Buyer does exercise the rights of the Option to Purchase, then the deposit shall be applied to the purchase price of the described property.

Seller agrees to execute all necessary documents to Buyer in the event the Option is exercised, and execute a good and valid deed to Buyer, free from all liens and encumbrances.

It is further agreed mutually between the parties hereto that the covenants and agreements contained herein shall bind, and the benefits and