

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OPTION TO PURCHASE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, J. R. Arnold, of the County and State aforesaid, for and in consideration of the sum of One Hundred (\$100.00) Dollars to me in hand paid by Jo-Mar Liquors, Inc., the receipt of which is hereby acknowledged, do hereby grant unto the said Jo-Mar Liquors, Inc., its successors and assigns, an option to purchase Lots 70 and 71 on a plat of a subdivision known as Roland Heights, plat of said subdivision being recorded in Plat Book S, at page 34, in the Greenville County RMC Office, being known as 719 N.E. Main Street, Simpsonville, South Carolina, together with equipment shown on the attached list, for the sum of Thirty-Two Thousand (\$32,000.00) Dollars, which is to be applied on the purchase price, provided the option to purchase is exercised by Jo-Mar Liquors, Inc., on or before December 26th, 1970, otherwise the One Hundred (\$100.00) Dollars is to be retained for the granting of the option.

The undersigned also agrees to convey a good fee-simple marketable title, free and clear of all liens and encumbrances, and will furnish the deed and stamps on the deed.

The undersigned further acknowledges that this property may be used for the purpose of operating a retail liquor store thereon.

IN WITNESS WHEREOF, I, the said J. R. Arnold have hereunto set my hand and seal this 28th day of October, 1970, at Simpsonville, South Carolina.

Signed, sealed, and delivered in the presence of:

S. H. ...
James ...

[Signature]
[Signature]

J. R. Arnold
J. R. Arnold

I, Mrs. J.R. Arnold, have read the foregoing contract, and option and agree that I shall renounce my dower interest in said property in the event that the option is exercised.

Mrs. J. R. Arnold
Mrs. J. R. Arnold