

mailing address in Greenville, South Carolina. If mailed, said option exercise shall be deemed delivered as it is deposited in the United States Post Office prior to the expiration of the term hereof.

3. If this option is exercised, the Buyers shall have the right from the date of exercise for a period of 60 days in which to conduct a title examination and other studies on the property. The transaction shall be closed within said 60-day period of time on a closing date within said time set by the Buyers.

4. In addition to the option deposit of \$3,000.00 hereinabove provided, the Buyers shall pay to the Sellers as an additional option deposit or deposits the sum of \$400.00 per month, commencing on September 1st, 1984 and on the first day of each month thereafter. All option deposits, including the \$3,000.00 above provided and the \$400.00 per month, shall be credited in full toward the sales price at the date of closing. In the event the Buyers fail to exercise this option, all option deposits shall be forfeited to the Sellers.

5. At the closing, the Sellers shall convey the property above described to the Buyers by general warranty deed conveying a fee simple title subject only to utility rights of way and easements for local power service and free of all liens and encumbrances. The Sellers shall pay for stamps on the deed. Greenville County Property Taxes shall be prorated at the date of closing. All other expenses connected with the transaction shall be paid for at the expense of the Buyers.

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