

16. DEFAULT OF OPTIONOR.

If Optionor defaults hereunder after the exercise of this Option, Optionee shall have only the right to:

(a) obtain the repayment of the sum of monies paid for this Option, and the same shall terminate and become null and void; or,

(b) sue for specific performance; provided, however, Optionee's rights in the event of a title defect shall be subject to the provisions of Paragraph 8 of this Agreement.

17. ENTIRE AGREEMENT.

Optionor and Optionee agree that this written contract expresses the entire agreement between the parties and this agreement may not be changed orally, but only by instrument in writing signed by the party against whom the enforcement of such change is sought.

18. HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS.

The covenants and agreements of the within Option shall apply to, inure to the benefit of, and be binding upon the parties hereto, their heirs, devisees and personal representatives as applicable, and their assigns and any successors in interest, as applicable.

19. RECORDING.

Optionor or Optionee shall have the right to record the option in the office of the Register of Mesne Conveyances for Greenville County, South Carolina.