

TITLE TO REAL ESTATE

6. Taxes, water assessments, and other general and special assessments of whatsoever nature for the year in which the closing of title takes place, shall be prorated as of the date of the closing of title, it being expressly agreed that for the purpose of such proration the tax year shall be deemed to be the calendar year. If the closing of title shall occur before the tax rate is fixed, the apportionment of taxes shall be on the basis of the tax rate for the next preceding year applied to the latest assessed valuation.

(Here insert any different tax agreement)

7. The Buyer will not assume or pay any share of prepaid insurance premiums.

8. This option may be exercised by the Buyer by mailing or telegraphing a notice of acceptance of the offer herein to Audrey F. Caruthers, Maude F. Owings and T. V. Farrow, at _____ in the City of _____ State of South Carolina, at any time while the offer herein shall remain in force. The offer herein shall be irrevocable for a period of three months from the date hereof, and shall remain in force thereafter until terminated by the Seller. Such termination may be effected by the Seller at any time after the expiration of such period by the giving of ten (10) days' written notice to the Buyer of such termination.

9. Loss or damage to the property by fire or from other act of God shall be at the risk of the Seller until the deed to the Buyer has been recorded, and in the event that such loss or damage occurs, the Buyer may, without liability, refuse to accept conveyance of title, or elect to accept conveyance of title, in which case there shall be an equitable adjustment of the purchase price.

(Here insert conditions peculiar to particular transaction)

In witness whereof, the Sellers have set their hands and seal this 28th day of February, 1941.

Annie E. Garrison, as to all

Witness

T. G. Harris, as to all

witness.

T. V. Farrow
(Husband)
Mary H. Farrow
Wife

Audrey F. Caruthers
Maude F. Owings

State of South Carolina,
County of Greenville.

Acknowledgment

Personally appeared before me Annie E. Garrison, who being duly sworn, says that she saw Audrey F. Caruthers, Maude F. Owings, T. V. Farrow (husband) and Mary H. Farrow (wife) sign, seal, and as their act and deed deliver the foregoing Option, and that she, with T. G. Harris, witnessed the execution thereof.

Sworn to before me this 28 day of February, 1941.

T. G. Harris (L. S.)

Notary Public for South Carolina.

Annie E. Garrison.

Receipt



Date: February, 1941.

Received of W. G. Abercrombie, of the County of Greenville, State of South Carolina, the sum of one dollar (\$1) in consideration of the foregoing option to purchase the above-described land owned by me.

T. V. Farrow
(SELLER)

No Stamps.

Recorded May 13th, 1941 at 11:50 A. M. #7369 BY: E.G.