

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 Mae Bolt Charles, as Trustee, in the city of Conestee 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 Seller has set her hand and seal this 30th day of April, 1941.

Mae Bolt Charles,  
As Trustee.

L. M. Verdin

Witness

Carl L. Gullick, Jr.,

Witness.

State of South Carolina,  
County of Greenville.

Acknowledgment.

Personally appeared before me Carl L. Gullick, Jr., who, being duly sworn, says that he saw Mae Bolt Charles, as Trustee, sign, seal and as her act and deed deliver the foregoing option, and that he with L. M. Verdin witnessed the execution thereof. Sworn to and subscribed before me this 30th day of April, 1941.

T. G. Harris (L. S.)  
Notary Public for South Carolina.



Carl L. Gullick, Jr.

No Stamps.

Recorded June 29th, 1941 at 4:17 P. M. #9359 BY:E.G.