

STATE OF SOUTH CAROLINA

OPTION TO BUY LAND

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT we, Boyce C. Lance, John F. Lance, Lillian L. Szyborski, Leade Belle L. Greenwood, Christine L. Fleming, parties of the first part, of the County of Greenville, State of South Carolina, in consideration of the sum of One Dollar, to us in hand paid at and before the sealing of these presents by the Standard Oil Company of New Jersey, a corporation, the receipt whereof is hereby acknowledged, do hereby grant unto the said Standard Oil Company of New Jersey, its successors and assigns, exclusive right to purchase on or before <sup>twenty (20)</sup> ~~sixty-(60)~~ days from the date of this instrument, the following described real estate with the buildings and improvements thereon, situate in the City of Greenville, County and State aforesaid.

S.A.D.  
M.J.H.  
  
L.L.S.  
J.F.L.  
C.L.F.  
P.S.L.  
L.B.L.G.  
B.R.L.  
B.C.L.

"All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, at the intersection of East North Street and Laurens Road, and having the following metes and bounds, as shown by a survey and plat of said property made by Dalton & Neves, Enginners, recorded in the office of the R.M.C. for Greenville County in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ to-wit:

BEGINNING at a point in the center of Richland Creek on the East side of Laurens Road and running thence along the East side of Laurens Road N. 40-17 W. 31 feet to a point; thence continuing along the East side of Laurens Road N. 36-23 W. 49.7 feet to a point; thence continuing along the East side of Laurens Road N. 29-04 W. 14.5 feet to a point; thence continuing along the East side of Laurens Road N. 11-17 W. 20.2 feet to a point in the intersection of Laurens Road and East North Street; thence along the South side of East North Street N. 25-23 E. 22.3 feet to a point; thence continuing along the South side of East North Street N. 62-0 E. 45.5 feet to a point; thence continuing along the South side of East North Street N. 52-0 E. 55 feet to a point on the South side of East North Street in the center of Richland Creek; thence down the center of said Richland Creek to the beginning corner."

The purchase price of said property shall be the sum of Fifteen Thousand (\$15,000.00) Dollars, payable in cash.

The said parties of the first part, upon the exercise of the foregoing option to purchase as hereinabove provided, and upon the said party of the second part, its successors, or assigns, duly keeping, observing, and performing all and singularly the terms and conditions hereof on its or their part, to be kept, observed, and performed, agree for ourselves, our heirs, executors, administrators, successors, and assigns, to convey the said property, or cause the same to be conveyed, to the party of the second part, its successors, and assigns, by fee simple deed, with general warranty of title, and release of dower, if any, free and clear of all liens and encumbrances.

It is understood and agreed that City, State, and County taxes will be prorated as of the date this option is exercised.

The party of the second part shall have the right to assign this option to any person, firm, or corporation, and the parties of the first part hereby agree to carry out all the terms and provisions of this contract with such assignee, if any.

It is understood and agreed that time is of the essence of this option.

It is understood and agreed that this option may be exercised by the party of the second part, its successors or assigns at any time during the <sup>twenty (20)</sup> ~~sixty-(60)~~ days period from the date hereof.

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