

3. Walters agrees to pay to Black Two Hundred Dollars (\$200.00) as a binder on this option and further agrees that if the option is not exercised within forty-five days (45) from the date of this agreement that the Two Hundred Dollars (\$200.00) binder shall be forfeited. The parties further agree that if the option is exercised the Two Hundred Dollars (\$200.00) binder shall apply toward the purchase price.

4. Black agrees that if this option is exercised by Walters that he will convey the property as described above to the said Walters free and clear of all encumbrances of record by a General Warranty Deed with dower renounced thereon. Taxes to be pro-rated as of the date of the deed. If the property cannot be conveyed free and clear of all encumbrances the Two Hundred Dollars (\$200.00) binder shall be returned to the said Walters.

IN WITNESS WHEREOF we have set our hands and seals this 20th day of April, 1956.

IN THE PRESENCE OF

John F. Chandler
W. A. Chandler

T. Barto Black
T. Barto Black
W. A. Walters
W. A. Walters

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me John F. Chandler and made oath that he saw the within named T. Barto Black and W. A. Walters sign, seal and as their act and deed deliver the within written option, and that he with W. A. Chandler witnessed the execution thereof.

Sworn to before me this 20th day of April, 1956.

W. A. Chandler
Notary Public for S. C.

John F. Chandler

Recorded April 25th, 1956 at 10:10 A. M. No. 10599