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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

26040 APR 22 1963

OPTION TO PURCHASE LAND

KNOW ALL MEN BY THESE PRESENTS That I, R. B. Gresham, hereinafter called the seller, in consideration of the sum of Six Hundred ($600.00) Dollars paid to me, the receipt of which is hereby acknowledged, do hereby give unto H. Z. Jones, hereinafter called the purchaser, his heirs and assigns, the exclusive option to purchase, for the sum of Two Hundred and Fifty ($250.00) Dollars per acre, hereinafter called the purchase price, on or before the expiration of five (5) months from the date of the execution of this instrument, the following described real estate:

> "All that piece, parcel or lot of land owned by me near Piedmont, South Carolina, and being located on or about Bessie and Pelzer Roads; the said tract of land contains 160 acres, more or less, and is known as the Nesbitt and Payne properties, having been bought by me in 1941, 1945, and 1961; together with any improvements situate on said land and all appurtenances thereto.

If the purchaser shall give notice, by delivery to, or by registered mail addressed to the seller at 1909 East North Street, Greenville, South Carolina, before the expiration of five (5) full calendar months from the date from the date of the execution of this instrument, of the purchaser's election to exercise this option, the seller shall within thirty (30) days after such notice deliver to the purchaser, against payment of the purchase price a deed in fee simple to the said premises free from all liens and encumberances and with covenant of general warranty, in proper form for recording. However, should the purchaser fail to exercise this option within five (5) months, the seller is to retain the sum of Six Hundred ($600.00) Dollars as liquidated damages.

Upon exercise of the option, the seller will have a survey made of the above described property by a duly and licensed surveyor, at the expense of the seller so that a definite determination of