

MAR 5 12 31 PM '70

OLLIE FARNSWORTH

R. H. G.

STATE OF SOUTH CAROLINA -

COUNTY OF GREENVILLE

OPTION FOR REAL ESTATE

For and in consideration of the sum of Five (\$5.00) Dollars, receipt whereof is hereby acknowledged, paid to the undersigned Threatt-Maxwell Enterprises, Inc., hereinafter referred to as "Owner", by J. C. Long, hereinafter referred to as "Optionee", the Owner does hereby bargain, grant and sell an option or privilege for the purchase of the real estate hereinafter described to the said Optionee, his heirs and assigns.

The real estate which is the subject of this Option is described as follows:

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Interstate Highway No. I-85 and being the northern portion of the tract designated on the Greenville County Block Book as Lot 14, Block 1, Sheet WG 2.3, said tract fronts 66.6 feet, more or less, on the southern side of the Frontage Road running parallel to Highway I-85. This Option covers the northern most 20 to 25 acres of said tract with the Optionee having the right to elect to exercise this Option for the exact acreage he desires between 20 and 25 acres at the price hereinafter set forth.

It is understood and agreed that said real estate is subject to a Duke Power transmission line right-of-way and an easement for sanitary sewer purposes. The Owner hereby represents that said property is not subject to any restrictive covenants or zoning regulations that would prohibit said property being available for multi-family apartment purposes.

This Option shall be valid and binding until 5:00 o'clock p.m. on June 4, 1970. In the event the Optionee or his assignee elects to exercise this Option, he shall do so in writing prior to the expiration of said Option and thereafter shall have thirty (30) days in order to close the transaction and make payment of the purchase price in full. The agreed sales price shall be Five Thousand (\$5,000.00) Dollars per acre and determined by an accurate survey which shall be made at the expense of the Optionee; provided, however, said sales price shall be computed on the acreage exclusive of the acreage within the bounds of the Duke Power Company transmission line right-of-way. However,

(Continued on Next Page)