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STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS) S. TANNER
OPTION TO PURCHASE LAND
R.H.C.

Know all men by these presents that I, Azilee H. Mowbray, of Fountain Inn, South Carolina, in consideration of \$500.00 paid by Leon Patterson, Agent, the receipt whereof is hereby acknowledged, hereby, for myself, my heirs, executors, and administrators, agree to sell and convey to said Leon Patterson or his assigns for the consideration hereinafter mentioned the following described property:



"All that lot or parcel of land located in the Town of Fountain Inn, County of Greenville, State of South Carolina, being situate on the corner of Weston Street and Hellams Street. The boundary line on the Weston Street side shall run from Hellams Street corner to the property of Robertine C. Cranford or approximately 281.16 feet according to record in Greenville County Block Book; from Weston Street running with Hellams Street approximately 141 feet or to the Southeastern corner of the little flower house. Plat of Survey to be made."

The consideration to be paid by the said Leon Patterson or his assigns shall be the sum of \$25,000.00, and the sum of \$500.00 paid herewith shall be credited toward the purchase price. The Buyer will also pay the realtor's commission, all 1973 taxes and shall also pay the income tax of the Seller which shall be added to her taxes on the long term benefit of said sale. This option may be accepted by the said Buyer or his assigns within six months from the date hereof by written notice to that effect. Conveyance shall be made within 20 days after such acceptance by a deed conveying a clear title free from all incumbrances. Purchaser has also agreed to relocate a small flower house, if possible, and to remove one boxwood and one gardenia plant to the adjacent premises of the Seller. Purchaser may also decide to pay the same in three annual installments if desired. A condition of the sale and purchase is that the Purchaser will have the property re-zoned for commercial or C-2 development, and the Purchaser has also agreed to erect a chain-link fence along the eastern boundary adjoining other property of the Seller.

It is agreed that if the said Purchaser or his assigns shall fail to accept this option within the time above mentioned, or shall after such acceptance fail to pay the said sum of \$25,000.00, the consideration above mentioned, at the time and place and in accordance with the terms and conditions hereinbefore mentioned, the said Purchaser or his assigns shall forfeit the said sum of \$500.00 paid to me as hereinbefore acknowledged.

In witness whereof I have hereunto set my hand and seal this 7th, day of April, 1973.

WITNESS:

W. L. Knight
Doris W. Keith

Azilee H. Mowbray
Azilee H. Mowbray

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