

FILED
GREENVILLE CO. S. C.

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AUG 9 1 45 PM '76

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

O P T I O N

THIS OPTION, given August 6, 1976 by Shirley S. Kern of Greenville, South Carolina (hereinafter called the Optionor) to P. Walker Garrison of Greenville, South Carolina (hereinafter called the Optionee).

1. The Optionor, in consideration of the sum of One and No/100 (\$1.00) Dollars and other valuable consideration, received from the Optionee, receipt of which is hereby acknowledged, hereby gives the Optionee the exclusive option to purchase upon the following terms and conditions, that real property in Greenville County, South Carolina (hereinafter referred to as the Real Property) described as:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being shown as Tract 1B on a survey for Donald G. Kern made by Wolfe & Huskey, Inc., dated June 8, 1976 and recorded in the R.M.C. Office for Greenville County in Plat Book 57 at Page 57 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Gibbes Shoal Road and running thence N. 72-50 E. 465.2 feet to an iron pin; thence N. 01-43 W. 201 feet to an iron pin; thence S. 73-08 E. 672.3 feet to an iron pin; thence S. 81-56 E. 488.3 feet to an iron pin; thence S. 03-02 W. 537.4 feet to an iron pin; thence N. 70-20 W. 476.3 feet to a point; thence N. 73-57 W. 246.1 feet to a point; thence N. 26-23 W. 65.4 feet to a point; thence S. 73-53 W. 486.6 feet to an iron pin; thence N. 54-42 W. 131.8 feet to an iron pin; thence S. 60-53 W. 135.2 feet to an iron pin; thence N. 25-09 W. 132.0 feet to an iron pin; thence N. 22-20 W. 192.3 feet to the point of BEGINNING.

2. The option may be exercised at any time between the date hereof and midnight on August 6, 1979. Notice of the Optionee's intention to exercise such option shall be given in writing by the Optionee to the Optionor by delivery of such notice to the residence of the Optionor at or before its time of expiration.

3. In the event the Optionee elects to exercise this option on or before August 6, 1979, the Optionor shall deliver to the Optionee at closing general warranty deed or deeds free and clear of all liens and encumbrances. The closing shall take place within thirty (30) days after notice of exercise of the option.

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