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GREENVILLE CO. S. C.

JAN 26 11 47 AM '80

DEAN T. SANDERSLEY
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BUYERS OPTION PURCHASE CONTRACT

This Option Agreement is made on this 18th day of January, 1980
between John T. Douglas Jr a Registered Real Estate

Broker, licensed in the State of South Carolina
who is taking title on the below described property in his personal investment account for profit. All parties to this agreement understand and agree that the above party is acting solely in his own interests and as agent for no other party. Any listing agreement which may have been written, oral, implied or otherwise expressed is hereby cancelled, rescinded and voided. No fees will be paid or received by any party to this agreement, their heirs, assigns, or administrators. The above Broker shall

hereinafter be referred to as "Optioner" who's permanent address is 33 Sylvania Dr
in the City of Greenville State of South Carolina

WHEREAS, the Optioner's permanent address is 412 Pinnacle Drive
in the City of Talbot State of S.C. County of Greenville

*Mary F. Hall
as trustee
for Kelly Hall
and Harvey*

is the owner of certain premises located at 42 Pinnacle Dr
Street Avenue and legally described as Lot 49 Section 14 Tract 1 Subj. Plat Bk. KK at page 87,
together with Personal Property as inventoried by her theretofore referred to as the "Premises" and WHEREAS, Optioner desires to purchase the Premises NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, and the mutual covenants and conditions contained in this Agreement, it is agreed as follows:

1. Optioner grants to Optionee, its successors and assigns, the right to purchase the Premises at any time until Jan 18, 1984 and prior to Jan 18, 1990 upon at least 30 days prior written notice to Optioner at the last address provided by Optionee to Optioner in writing.

2. The closing of this shall be held at the residence of E. Perry Edward
located at 15 Broadus Ave Greenville, S.C. 29601

at 11 o'clock A.M. on the date designated by the Optionee in the notice of the exercise of the Optioner's right.

3. The purchase price for the Premises shall be \$ 31,000.00 to be paid on the closing date, in cash or by check in the following manner: First if Optioner exercises within the time limits specified, the Option consideration shall apply

purchase price after which the balance shall be paid in the following manner:
balance of \$29,000.00 by optionee assuming balance of the first mortgage

4. The Premises shall be conveyed to the Optionee of Assigns by Title Warrant Deed subject to all liens thereon as of the date of the closing and shall be subject to the attached title report and title insurance binder as provided in the Optioner's response to the Title Company, recommended to _____

5. During the period of this Option, the Optioner agrees to keep the premises in good repair and to pay all taxes, assessments, and other charges which may be levied against the premises. The Optioner shall also be responsible for the maintenance and repair of the premises and for the payment of all utility bills. The Optioner shall also be responsible for the payment of all insurance premiums which may be required for the premises. The Optioner shall also be responsible for the payment of all other charges which may be levied against the premises. The Optioner shall also be responsible for the payment of all other charges which may be levied against the premises.

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and the \$1,000.00 cash.

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