

property and the improvements contemplated thereon can be attached to and will be serviced by the Greer Water Authority and the Greer Sewer Authority. It is additionally contemplated that the Purchaser will have in hand written authorization from the appropriate zoning authority or authorities, if any, that the use intended by the Purchaser shall be permitted by said zoning authority. Once these three (3) conditions are met, the sixty (60) day period shall commence. Purchaser, by regular mail shall notice Sellers of the sixty (60) day commencement date within a reasonable time after said date is affixed.

3. PURCHASE PRICE: In the event of the exercise of this option, the Purchaser shall pay to the Sellers against the delivery of the deed the sum of One Hundred Twenty Thousand Dollars (\$120,000.00) less the \$1,000.00 paid as consideration for this Option Contract;

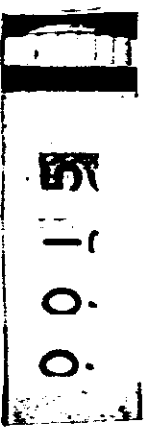
4. DEED: If the option is exercised by Purchaser, at closing, upon the payment of the purchase price by the Purchaser, the Sellers shall execute and deliver to the Purchaser a fee simple absolute deed to the tract of land referred to in paragraph 1 which shall convey good and merchantible title to the Purchaser, his successors and assigns, free and clear of all liens and encumbrances. In particular, Sellers shall produce Letters Dismissory for the Estate of Mary Gibson Bright, deceased and shall further pay all documentary stamps and recording costs to record the deed at the time of closing.

5. FAILURE TO EXERCISE OPTION: If the Purchaser does not exercise this option as herein provided, the sum of One Thousand Dollars (\$1,000.00) paid by the Purchaser shall be returned to Purchaser and neither party shall have any further rights or claims against the other.

6. BROKERAGE: Each party represents to the other that no broker is entitled to commissions by reason of this transaction.

7. BENEFIT AND ASSIGNMENT: This Agreement shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the respective parties hereto. This option and all rights hereunder shall be freely assignable, and if

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J. B. H.  
K. C.



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