

S.C.

1150-255

11/11/81

ASLEY

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OPTION TO PURCHASE

IN CONSIDERATION of the sum of Twenty thousand (\$20,000.00) Dollars, receipt of which is hereby acknowledged, from WESCO, INC. (Optionee), in hand paid to PHILIP N. SIMMONS, 7 Nash Street, Greenville, S. C. 29601, (Optionor), said Optionor does hereby give, grant and extend to Optionee, its successors or assigns, the exclusive option to purchase for ^{114 PMS} ~~119~~ days from the date hereof the following described property:

All that certain piece, parcel, or lots of land, situate, lying and being on the eastern side of Nash Street, Greenville County, South Carolina, being shown and designated as Lots 25 and 26 on a Plat of EAST PARK, recorded in the RMC Office for Greenville County in Plat Book A, at Page 383, and having, according to a more recent survey prepared by Freeland & Associates, dated November 3, 1980, entitled "Property of Philip N. Simmons", the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Nash Street, joint front corner of Lots 26 and 4, and running thence with the line of Lot 26, N 72-45 E, 200.0 feet to an iron pin; thence with the rear line of Lot 26, S 12-15 W, 123.0 feet to an iron pin; thence with the rear line of Lot 25, S 43-15 W, 71.0 feet to an iron pin, joint rear corner of Lots 24 and 25; thence with the common line of said Lots, N 80-58 W, 156.5 feet to an iron pin on the eastern side of Nash Street; thence with Nash Street, N 23-30 E, 96.0 feet to an iron pin, the point of beginning.

For the total sum of Seventy-five thousand (\$75,000.00) Dollars, less the sum paid for this option and any extensions or renewals thereof, payable on the following terms and conditions:

The payment of \$55,000.00, less any additional money paid for any extension or renewal of this option, at closing.

Insurance is to be pro-rated or cancelled at the option of Wesco, Inc. on closing date. Transaction to be closed, taxes and interest to be pro-rated and closing date to be on or before March 31, 1982. Possession of the premises to be given on May 1, 1982.

Philip N. Simmons may remove telephone equipment and dishwasher from the house located on subject property.

This option may be exercised by Optionee by giving or by mailing written notice to Optionor at the above address.

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