

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

OPTION

For and in consideration of the sum of Two Hundred Fifty Dollars, receipt of which is hereby acknowledged, the undersigned D. B. Tripp hereby agrees to and does give to J. A. Kelly or his assigns, successors, heirs and personal representatives hereinafter referred to as the grantee, for the term of sixty days from this date, the exclusive right to purchase the following described property:

All that piece, parcel and tract of land in Highland Township, Greenville County, State of South Carolina, near Tigerville and on and near waters of South Tiger River, containing sixty-eight acres, bounded by lands now or formerly of W. A. Hudson, W. D. Robinson, J. D. Case, W. T. Story, Benjamin Holley and George J. Southern.

ALSO: All that certain tract of land adjoining the above, containing two hundred thirty-eight acres, more or less, and bounded by property of A. J. Lister, O. M. Allen, Phillips Allen, W. D. Robinson, George J. Southern and formerly known as Ballenger land.

Both of the above described tracts of land are the same conveyed to D. B. Tripp by deed of Henry Ballard, et al. dated April 19, 1946, recorded in the R. M. C. Office for Greenville County in Deed Book 293, Page 331.

It is expressly agreed that the grantee hereby acquires the exclusive right to purchase the above described parcels of land for the sum of Eight Thousand Five Hundred Dollars, the above mentioned sum of Two Hundred Fifty dollars to be included as a part of said Eight Thousand Five Hundred Dollars, and in the event the grantee exercises this option within the said sixty day period he will pay to D. B. Tripp the sum of Eight Thousand Two Hundred Fifty Dollars.

It is further agreed that in the event this option is exercised by the grantee within a period of sixty days the undersigned will furnish a warranty deed conveying said property to the grantee or such person or corporation as the grantee may designate and said warranty deed will be delivered upon payment to D. B. Tripp of said sum of Eight Thousand Two Hundred Fifty Dollars.

It is further understood and agreed that in the event this option is exercised, the grantee will pay the purchase price and accept a warranty deed conveying said property subject to a certain timber contract as shown by instrument of record dated April 29, 1946, recorded in the R. M. C. Office for Greenville County in Deed Book 290 at Page 341 and whereby certain timber rights were conveyed to Theron E. Barton, et al.

It is further expressly agreed by said D. B. Tripp that during said sixty day period, the said grantee, his assigns, agents or representatives shall have the exclusive right to prospect for minerals on any part or all of said property. This right to prospect for minerals shall include the right to drill holes in any part of said property but no hole so drilled shall exceed six inches in diameter.

WITNESS my hand and seal this the 22 day of February, 1947.

In presence of:

Mary S. Wilburn

Wesley M. Walker

D. B. Tripp