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CLERK OF COURTH

GREENVILLE COUNTY
SOUTH CAROLINA

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OPTION AGREEMENT

JANE HARRISON FLEET of Greenville County, South Carolina, referred to hereinafter as Optionor, and THOMAS C. FLEET, JR., of Greenville County, South Carolina, referred to hereinafter as Optionee, agree as follows.

1.

That Optionor hereby grants, bargains, sells, and conveys to Optionee the sole and exclusive right and option to purchase from Optionor a tract of real property referred to hereinafter as property, owned by Optionor and described as follows.

All that certain piece, parcel, or tract of land, with any improvements thereon, situate, lying, and being in Greenville County, South Carolina, on the western side of Montague Road, which tract of land contains 6.7 acres, more or less, and is a portion of the 31.79 acres tract of land shown on a plat of the Property of Jane Harrison Fleet recorded in the office of the R.M.C. for said County in Plats Book RR, Page 189, and is described more particularly as follows.

BEGINNING at an iron pin which is the northeastern-most corner of the tract of land shown on the above-mentioned Plat, and running thence S. 75-00 W. 320 feet, more or less, to a point; thence S. 27-32 E. 1,113 feet, more or less, to a point on the northwestern side of Montague Road; thence N. 48-30 E. 25 feet, more or less, to an iron pin on the paved edge of Montague Road; thence N. 13-00 E. 420 feet to an iron pin; thence N. 27-32 W. 729.1 feet to an iron pin, the point of beginning.

DERIVATION: Deeds Book 751, Page 441.

II.

That Optionee will, and does, have the right to exercise this Option at any time within five (5) years from the date hereof; that in the event Optionee does so, Optionor then will deliver to Optionee a good, general warranty deed to property, which Optionor warrants that she owns, free and clear of any liens, encumbrances, or defects of any nature whatsoever; that Optionor will continue to pay all

(Continued on next page)

J.F.
J.H. 7.