

OCT 14 2 42 PM 1968

ELLIS DEWITT
SOUTH

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

OPTION

This agreement made and entered into this the 11th day of October, 1968, by and between Carrie H. Huff, Delia Huff Noe, and James D. Huff, hereinafter referred to as Sellers, and Charles W. Bennett, hereinafter referred to as Purchaser, whereby it is agreed as follows:

In consideration of the sum of One and No/100 (\$1.00) Dollar and the premises to the Sellers in hand paid at and before the signing of these presents, the receipt whereof is hereby acknowledged, the Sellers do hereby grant to the Purchaser, his heirs or assigns, the option to purchase Lots Nos. 1 through 39, inclusive, as shown on plat of Staunton Heights, prepared by C. C. Jones, CE, April, 1960, said option to run from the date of these presents to October 10, 1970. The Purchaser may exercise the option to purchase either of said lots at the price of Two Thousand and No/100 (\$2,000.00) Dollars per lot, such option to run for one (1) year from date, and commencing October 11, 1969, the option shall continue for the additional one (1) year period, the price, however, to be mutually agreed upon between the parties during the second year period of the option.

II

Upon the payment of the purchase price, as hereinabove stated, during the term of the option, the Sellers agree to convey such lot or lots by a good and sufficient warranty deed, with dower renounced, free and clear of all encumbrances, with stamps affixed. Taxes are to be prorated as of the date of such conveyances.

This agreement constitutes the entire agreement of the parties, and shall be binding upon and shall inure to the benefit of the respective parties, their heirs and assigns.

This property is to be used for residential purposes only, and no residence shall be constructed on any lot having a reasonable market value for house and lot of less than Fifteen Thousand and No/100 (\$15,000.00) Dollars. No business shall be conducted on any of said lots.

(Continued on next page)

JHH

D. H. Noe

JDH

CWR

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

For Assignment Lots 1 & 2 to Bennett & Bennett Builders Inc. See Deed on p. 42