

in part, without penalty.

3) It is specifically understood that an essential part of this total agreement is that the owners of the other two-thirds (2/3) interest in the subject real estate, Optionor's brother and sister, Frances Ellen Smink and Arthur Franklin Andre, enter an identical agreement with Optionee relative hereto.

4) The right of assignment of this Option is specifically vested in Optionee, with the sole limitation that the purchase money mortgage arrangement above referred to is not assignable without the written consent of Optionor.

5) The property to be so conveyed and mortgaged is described as follows:

ALL that piece, parcel or lot of land, in Greenville County, South Carolina, being depicted on a plat entitled "Property of Joe Martin", dated January 9, 1976, by R. B. Bruce, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northwestern edge of Wade Hampton Boulevard, at the joint front corner with property now or formerly owned by "Sara Bruin", and running thence with the northwestern edge of Wade Hampton Boulevard, S. 43-00 W. 175 feet to a nail and cap; thence N. 74-22 W. 29 feet to a nail and cap on the southeastern edge of Pine Knoll Drive; thence with the southeastern edge of Pine Knoll Drive, N. 0-33 W. 125 feet to an old iron pin; thence along the line of property now or formerly belonging to Sara Bruin, N. 55-22 E. 88.6 feet to an old iron pin; thence continuing along said Bruin line, S. 47-00 E. 65 feet to the point of beginning.

S.B.
A copy of the above referred to plat is attached hereto and incorporated herein by reference as "Annex A". Said property to be conveyed includes all buildings, with mechanicals, including heating systems, underground tanks, and all other buildings, fixtures and appurtenances situate thereon.

6) The conveyance is to be a good and marketable, fee simple, general warranty deed, free of liens, assessments and encumbrances. In addition, that triangle of land at the point of intersection of Pine Knoll Drive and Wade Hampton Boulevard