

(2) OPTION to PURCHASE

We, Lawrence R. Traxler and Delilah J. Traxler, Jointly and severally, for and in consideration of the sum of ONE THOUSAND (\$1,000.00) DOLLARS to us in hand paid by Minnie L. Whatley, the receipt whereof is hereby acknowledged, do hereby sell and grant to the said Minnie L. Whatley the right, privilege and option to purchase the real property hereinafter described, at the price and on the terms and conditions hereinafter stated, at any time while this option is in force and effect, to wit:

(A) Property Described

The said property consists of a lot of land and building (s) and all improvements thereon, situate in the Town of Mauldin, in the County of Greenville, and in the State of South Carolina, being known and designated as Lot No. 77 on a plat of Section No. 2 of Peachtree Terrace sub-division, made by G. A. Wolf, dated March, 1965, as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BBB at page 154, and also according to a revised plat recorded in the R. M. C. Office aforesaid in Plat Book PPP at page 36, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Pinehurst Drive at the joint front corner of Lots Nos. 76 and 77 and running thence with northeasterly side of said Drive, N. 39-51 W. 149.1 feet to an iron pin near the intersection of Pinehurst Drive and Rosewood Circle; thence with the curve of said intersection, the chord of which is N. 10-26 E. 36.7 feet to an iron pin on the southeasterly side of Rosewood Circle; thence with the said Circle N. 60-28 E. 72 feet to an iron pin; thence N. 50-14 E. 67 feet to the joint corner of Lots Nos. 77 and 78; thence with the line of Lot No. 78, S. 48-23 E. 48-23 E. 148.1 feet to an iron pin on the joint rear line of Lots Nos. 76 and 77; thence with the joint line of said lots S. 46-24 W. 188.6 feet to an iron pin at the point of beginning, and being the same property conveyed to the said Lawrence R. Traxler and the said Delilah J. Traxler by deed from Lois H. Cooper, dated July 14, 1967, and recorded in the R. M. C. Office aforesaid in Deed Book 823 at page 422.

(B) PRICE of PROPERTY

The price of said property is THIRTY-SEVEN THOUSAND (\$37,000.00) Dollars, payable when the deed to said property and the possession thereof are delivered to the said Minnie L. Whatley, and the One Thousand (\$1,000.00) Dollars herewith paid for this option shall be credited against the said purchase price of Thirty-Seven Thousand (\$37,000.00) Dollars, so that only Thirty-Six Thousand (\$36,000.00) Dollars of said purchase price would be unpaid.

(C) The Deed of Conveyance

The deed of conveyance shall be a good and sufficient title deed, in fee simple form with general warranty with dower renounced, conveying to the said Minnie L. Whatley a good and sufficient fee simple title to said property, and marketable, and clear of all liens, encumbrances, restrictions and limitations, except: