

VOL 1080 PAGE 209

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AGREEMENT

THIS AGREEMENT given by Dallas Knight and his wife, Gertrude Knight, of Greenville County, South Carolina, herein called Optionors, to James T. McCarter and Patricia H. McCarter, of Greenville, South Carolina, herein called Optionees,

W I T N E S S E T H:

WHEREAS, the Optionors are the owners of property on the southern side of Hudson Road in Greenville County, South Carolina where their homeplace is situate being shown on the Greenville County Tax Maps as 540.2-1-15 being the remaining portion of property owned by Dallas Knight under a deed from Herman D. Duncan appearing of record in the R.M.C. Office for Greenville County, S. C. in Deed Book 319, Page 169.

WHEREAS, the Optionors have on this date sold 4.243 acres of said property to the Optionees and retained a lot in the northeasternmost portion of said property where the Optionors intend to continue to reside as their home.

WHEREAS, as a part of the consideration for the deed of conveyance by Dallas Knight to the Optionees the Optionors wish to grant to the Optionees the first refusal rights to purchase said home site retained by the Optionors in event they should ever sell the property or in the event that said property should be sold on the death of the last survivor of the two of the Optionors.

NOW, THEREFORE, for and in consideration of One (\$1.00) Dollar and for other good and valuable considerations received, the receipt and sufficiency whereof are hereby fully acknowledged, the Optionors on behalf of themselves, their heirs, assigns, executors and administrators, do hereby grant unto the Optionees, their heirs and assigns, the option to purchase a lot on the southern side of Hudson Road in Greenville County, South Carolina being all the remaining portion of that property shown as 540.2-1-15 on the Greenville County Tax Maps after the sale to the Optionees of 4.243 acres adjoining the same upon the terms and conditions as follows:

1. This option shall be exercisable by the Optionees if at any time Dallas Knight or his wife, Gertrude Knight, ever sell or desire to sell said property to a third party or parties. This option shall be further exercisable upon the death of the last survivor of Dallas Knight or Gertrude Knight.

2. In the event this option should be exercisable then there shall be appointed a committee of appraisers consisting of members of the Greenville Real Estate Board or any successor organization equivalent thereto, one of which appraisers shall be appointed by the Optionors or their legal representatives, one of which appraisers shall be appointed by the Optionees and the third appraiser by the first two appraisers. The expenses of such appraisal shall be paid for by the Optionees. Said appraisers shall within thirty (30) days after appointment and notification of the parties make a fair market valuation of the property the subject hereof as of the date of such appraisal. The fair market value of the property the subject of this option as of said date shall be rendered to the Optionors and the Optionees by said committee and shall be binding and conclusive upon all parties as to the fair market valuation of said property.

GCTO ----- 2 OC 4 78 1308

1.50CI

RECORDED

4328 RV-2