

shall be paid and the deed shall be delivered at the office of The Dynamic North Greenville Area Development Corporation, Inc., 117 North Poinsett Highway, Travelers Rest, South Carolina 29690, fifteen (15) days following the giving of such notice or at such time and upon such other date as shall be mutually agreed upon by the parties hereto.

Sellers shall convey said premises to Purchaser in fee simple, free and clear of all liens, rights of dower or other encumbrances (unless herein otherwise specified), by a good and sufficient deed of conveyance, in the usual form of a warranty deed, except that if Seller conveys as Executor, Trustee, Administrator or Guardian, or in any trust capacity, the usual deed given in such cases shall be accepted. Said conveyance shall also be made subject to all restrictions, easements and conditions of record, if any.

Purchaser is to have possession of the premises on the day of the transfer of title pursuant to Purchaser's exercise of the option herein granted. If the owners secure a valid industrial purchaser of any parts of the subject property, the Purchaser shall release said parts in turn, as industrial purchasers buy individual parcels.

All rentals, insurance premiums, interest and all other matters affecting the property herein referred to, not herein otherwise provided for, shall be adjusted pro-rata to the day of the transfer of title. The transfer is to include, without further consideration and unless herein otherwise stated, all fixtures and appurtenances now or hereafter placed on or in said premises.

As long as the Sellers of this property continuously and actively offer for sale, promote and develop this fifty (50) acre tract as an industrial park, the buyer may not exercise this option.

Further, it is expressly agreed between the parties hereto that this option is contingent on the rezoning of the subject property to zone H, industrial zoning, by the City of Travelers Rest, within a reasonable period of time from the date hereof. This option contingent upon sewer trunk line extending from Reedy River through Watson Road to the western boundary of the optioned proper-

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