

0845

1143-811

OPTION TO PURCHASE

FILED
S.C.

4 18 PM '81

WILSON INVESTORS

S.C. 3 / 6, 19 81

In consideration of the sum of \$295.00 per month for 12 months plus \$2,000.00 Dollars (\$5,540.00) receipt of which is hereby acknowledged from Edell Rice optionee, in hand paid to Wilson Investors optionor, said optionor does hereby give, grant and extend to said optionee Edell Rice or assigns, the exclusive option to purchase for one year OR 365 days days from the date hereof the following described property:

11-151
401 E. Dischuster Blvd.
Greenville, S.C.

for the total sum of Five Thousand Five Hundred Forty Dollars (\$5,540.00) less the sum paid for this option and any extension(s) or renewals) thereof, payable on the following terms and conditions:

\$295.00 per month for 12 months then \$2,000.00 at the end of the 12th month and assumption of the first mortgage.
Should Edell Rice or his heirs or assigns fail to make the \$295.00 payment in the form of rent payments on or before the 5th of each and every month this contract is null and void making the option to purchase invalid and unenforceable.

This option may be exercised by the optionee by giving written notice to the optionor at the above address.

The exercise of this option requires the optionor at the option of the optionee to convey the above-described property by good fee simple warranty deed with marketable title. The optionor is responsible for any and all damage to the improvement before closing. Optionor agrees that Wilson

Realtors are the procuring cause in this transaction and upon the option being exercised they have earned and are due the real estate fee of 1.5% Dollars (\$83.10) payable on or before closing

This option embraces the entire agreement between the parties.
IN WITNESS WHEREOF the optionor has hereinto set his hand and seal.

OPTIONOR(S) WILSON INVESTORS
Edell Rice (L.S.) By Douglas M. Wilson (L.S.)
Douglas M. Wilson (L.S.)



This is a legally binding contract. If not understood, seek further advice.
The printed matter in this form approved by The South Carolina Association of REALTORS®.
Form No. 6 - Copyright Pending
12-2-69

4321 RV-2