

GR-... S.C.

... '82

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OPTION TO PURCHASE

FOR AND IN CONSIDERATION of the sum of One Thousand and No/100 (\$1,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, the undersigned, hereinafter referred to as "Optionor", hereby gives, grants and conveys unto Glen W. Bert, hereinafter referred to as "Optionee", his heirs, successors and assigns, the sole and exclusive right, privilege and option to purchase, on the terms and conditions hereinafter set forth, on or before the 31st day of October, 1982, the following described property, to-wit:

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, S.C., on the southern side of East North Street, containing 12.37 acres as shown on "Compiled Plat for Hilda H. Granger, Tr." prepared by Webb Surveying & Mapping Co., dated March 15, 1976, revised May, 1981, and March, 1982, a copy of which plat is attached hereto and incorporated herein by reference. For plat see Plat Book 8-Z page 47.

(1) The purchase price of said property is One Hundred Forty-Eight Thousand Four Hundred Forty and No/100 (\$148,440.00) Dollars, to be paid as follows:

Twenty-Five (25%) per cent of the total purchase price to be paid in cash at closing, with the One Thousand and No/100 (\$1,000.00) Dollars option money to apply to the Twenty-Five (25%) per cent down payment, and the balance to be paid in Three (3) equal annual installments of principal with interest thereon at the rate of Six (6%) per cent per annum, with the accrued interest to be paid at the times of and in addition to the payments toward principal; the financed portion to be represented by a promissory note and secured by a purchase money mortgage containing terms and conditions as above set forth.

(2) The undersigned Optionor hereby covenants and represents that the title to said described property will remain unchanged during the period covered by this option, and that the undersigned owns the fee simple unencumbered title to said property, subject only to normal exceptions which include taxes for the current year, standard local service utility easements, and zoning ordinances.

(3) Upon the exercise of this option, Optionor agrees,

Ashmore, Atwell, & Hunter
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GREENVILLE, S.C.

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