

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
NOV 27 1982
JENNIFER ROSSBYON

1177-996

THIS OPTION AGREEMENT made and entered into by and between
THOMAS EARL ALLEN and KAY L. ALLEN hereinafter referred to as
Optionor and CENTURY-21, BENILEY AND CASE REALTY, INC., hereinafter
referred to as Optionee.

THAT THE OPTIONOR does hereby give, grant, extend and convey
to Optionee, its successors and assigns, for the sum of Ten (\$10.00)
Dollars and other good and sufficient consideration, the receipt
of which is hereby acknowledged, an exclusive and irrevocable option
and right to purchase the below described property upon the following
terms and conditions:

1. The period of this option shall be six (6) months from the date of execution of same. The Optionee must give written notice to the Optionor prior to the expiration of said six (6) month period in order to exercise its rights hereto.
2. Upon written notice from Optionee to Optionor being given, the transaction must be closed no later than thirty (30) days therefrom.
3. In the event Optionee exercises this option, the purchase price for the below described property shall be Three Thousand Five Hundred Dollars (\$3,500.00) cash plus assumption of mortgages as follows: first mortgage to First Federal Savings and Loan Association recorded in Mortgage Book 1420 at Page 519 with an approximate balance of \$37,000.00; and a second mortgage to Liberty Loan Corporation recorded in Mortgage Book 1510, Page 229 (assigned in Mortgage Book 1577, Page 267, Mortgage Book 1577, Page 307 and Mortgage Book 1577, Page 311) with an approximate balance of \$6,669.73.
4. During the period of this option, the Optionee agrees to make monthly payments on both mortgages, and also expenses for maintenance, taxes, insurance, etc.
5. Upon exercise of the option, the Optionor agrees to convey a good and marketable title to the property to Optionee or its successors and assigns by fee simple, warranty deed in recordable form with the dower renounced, free and clear of all liens and encumbrances excepting the two mortgages mentioned hereinabove, the subdivision restrictions and customary exceptions for right-of-ways and easements.
6. The Optionee shall be responsible for payment of all closing costs, recording fees, taxes and other incidental expenses, with the exception of a termite inspection letter to be supplied by Optionors.

(899) 319.2-1-27 (NOTE)

However, Optionor shall pay the monthly payments due now to First Federal (\$640.72) and Liberty Loan Corporation (\$601.22). Also, the Optionor agrees to complete the tax provisions and remove fractions after these are paid. The Optionor shall also pay the property taxes. And, if payments are made in arrears, Optionor shall pay the penalty from the interest due.

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