

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OPTION TO PURCHASE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that Towers Holding Corporation, a North Carolina corporation (hereinafter referred to as "Optionor") in consideration of the sum of \$1,000 (which shall be applied on the purchase price), to Optionor in hand paid, receipt of which is hereby acknowledged, does hereby grant and extend unto Arthur D. Schaffer (hereinafter referred to as Optionee) the exclusive option for the period commencing on the date hereof and expiring at midnight December 31, 1968 to purchase the following described real estate to-wit:

FILED
GREENVILLE CO.
OCT 1 4 21 PM 1963
CLERK OF SUPERIOR COURT

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the south side of East Park Avenue in the city of Greenville, county of Greenville, state of South Carolina, shown as W. C. Cleveland lot on plat of W. C. Cleveland property made by R. E. Dalton, Engineer, March 1910, recorded in the RMC Office for Greenville County, South Carolina, in plat book B at page 11 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the south side of East Park Avenue at corner of Lot No. 13 and running thence with the line of Lot No. 13 S. 26-59 W. 207.3 feet to an iron pin in line of City Park property; thence with said Park property S. 59-10 W. 181.8 feet to an iron pin; thence still with said Park property N. 53-20 W. 179.5 feet to an iron pin; thence continuing with Park property N. 33-32 E. 333 feet to an iron pin on the south side of East Park Avenue; thence with the south side of East Park Avenue S. 63-01 E. 236.6 feet to the beginning corner.

TOGETHER WITH the improvements thereon and including all easements, appurtenances, and fixtures belonging or appertaining thereto, excepting the right and privilege of the mortgagees hereinafter referred to at their expense, to remove from the premises the heating unit and elevator at any time prior to March 7, 1964.

It is agreed by the Optionor that this option may be extended for a period of 30 days from the expiration of the original term hereof upon the payment to Optionor of an additional \$1,000.00, which may be made by the Optionee depositing in the regular course of the United States mails prior to midnight, January 31, 1964 a cashier's check or certified check in the sum of \$1,000.00 securely enclosed in an envelope addressed to Optionor at 725 Providence Rd., PO Box 17496, Charlotte 11, North Carolina, or by delivering to Optionor personally such check or cash.