

STATE OF SOUTH CAROLINA)

OPTION TO PURCHASE REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that the undersigned, CAROL B. LIPSCOMB (hereinafter referred to as the Optionor), for and in consideration of the sum of One and no/100 (\$1.00) Dollar to the Optionor in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain and convey unto THREATT-MAXWELL ENTERPRISES, INC. (hereinafter referred to as the Optionee) the right, privilege and option to purchase the following tract of land from Optionor located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as a tract containing .233 acres on a plat entitled Property of Threatt-Maxwell Enterprises, Inc., prepared by Freeland & Associates, dated August 16, 1976, recorded in the R. M. C. Office for Greenville County in Plat Book at Page and being described, according to said plat, more particularly, to-wit:

BEGINNING at a point on the eastern side of Moore Road at the joint corner of the within described property and property now or formerly belonging to Eugene and Anita Crook and running thence along the common line of said lots N. 52-28 E. 476.55 feet to an iron pin; thence S. 39-41 E. 21.33 feet to a point; thence S. 52-28 W. 476.5 feet to an iron pin on the eastern side of Moore Road; thence along said road N. 34-23 W. 21.33 feet to an iron pin, the point of beginning.

The parties hereto consent and agree that the option herein granted is subject to the following terms and conditions:

(1) The option may be exercised at any time between the date hereof and September 15, 1986. Notice of the Optionee's intention to exercise such option shall be given in writing by the Optionee to the Optionor.

(2) In the event the Optionee elects to exercise his option within the term or terms hereinabove or hereinafter