Optionor agrees to extend the

term of this Option sufficiently to allow for completion of said restoration at the sole cost of the Optionor, and to personally warrant to the Optionee the satisfactory completion thereof and the full functional working capability of said systems, appliances, and personal property together with freedom from serious defect of foundation, roofs, and further that interior structures are warranted to be free from any termite infestation or unrepaired damage as evidenced by a report in writing from a licensed and bonded Exterminator.

(4) Optionor agrees that in connection with any conveyance of the Premises under this Agreement, and subject to subdivision ordinances, Optionee shall pay any transfer taxes, deed taxes and/or recording fees resulting from the transfer of title of the Premises from Optionor to Optionee or his assigns and the recording of the deed in connection with such transfer of recording of any notes or mortgages which might have created as a result of this transaction.

(5) Optionee, his agents or designees, shall have access to the above property and improvements for the purpose of inspection, appraisal, and showing the property to prospective purchasers or tenants at any time during the term of the Option hereby granted, and shall further have the right to place a sign upon the above described real property during said time period offering the property for sale or lease, as the case may apply.

(6) Optionor agrees that at the closing Optionor shall execute and deliver to Optionee an assignment in recordable form of the lease (if any) between

None _____ as Owner, and

None _____ as Tenant, dated

None _____ 19 ____, between _____ as Owner and

None _____, as Tenant.

Optionee agrees that the assignment of the Lease and any deed conveying title under this Agreement shall, at the request of the Optionee, contain a provision in form and substance, which is satisfactory to Optionee to the effect that Optionee's fee estate and the estate of the tenant under the lease with respect to the Premises shall not be merged as a result of any conveyance or assignment and shall remain separate and distinct estates, with tenant's estate being subordinated to Optionee's estate.

(7) Optionor represents and warrants that it has not dealt with any broker in connection with this transaction except None. Optionee shall not be responsible for the payment of any brokerage commissions in connection with this Agreement, the granting or exercise of the Option or the purchase of the Premises, it being agreed that brokerage commissions in connection with the above, if any, shall be paid by the Optionor, and this agreement shall survive the closing of this transaction if this Option is exercised.

(8) Optionor shall upon Optionee's demand, execute, acknowledge, and deliver a memorandum of this Agreement in recordable form and any appropriated modifications or amendments of it to any party Optionee directs.

(9) The covenants and agreements of the Optionor contained in this Agreement are accepted by Optionee as the covenants and agreements of any corporation if named at the top of the first page, and of no other person, firm, or corporation and shall be enforceable by Optionee against any other person, firm, trust, or corporation as either disclosed or undisclosed principals together with None who joins said corporation in endorsing this Option as Optionor, giving the Optionee full recourse against him, his heirs, assigns, successors, and administrators. This Option is binding on the heirs, assigns, trustees and successors of the Optionor in the event of its death or incompetence.

(10) All notices to be given under this Agreement shall be given to the parties to receive such notice in writing and shall be sent by certified or registered mail, return receipt requested, to the permanent address of the party to receive such notice or to such other address of which the notifying party shall have been notified.

(11) In the event Optionee elects to exercise the Option hereby granted, Optionor shall obtain and furnish a written statement from any mortgagee stating both the principal balance, method of payment, annual interest rate and an affidavit that all payments are current and the mortgages in good standing as of the date of closing of sale. The Optionee shall take title subject to any mortgages above and to deduct the greater of the mortgage balance at date of entering into this Option, or the principal balance at time of sale closing from the cash and purchase price recited herein. In the event a mortgage requires acceptance or approval of the Optionee by the Mortgagee in order to avoid default, the Mortgagee does not approve Optionee, then Optionee, at his option, may rescind the contract and be relieved of all further liability hereunder with full return of the Optionee consideration previously advanced.

(12) It is understood and agreed that all understanding and agreements previously made between the parties are merged in this contract, which alone fully and completely expresses their agreement, and that the same is entered into after full investigation, neither party relying upon any statement or presentation not embodied in this contract, made by the other. The Optionee has inspected any improvements on the Premises and has inventoried any personal property and as thoroughly acquainted with its condition and agrees to take title in the condition in which he found it, except as provided for herein, subject to reasonable use, fair wear and tear and natural deterioration between the date of this Agreement and closing of Title.

(13) The covenants herein contained shall bind and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall include both genders. No provision of this Agreement may be changed or terminated orally.

(14) Special conditions

In the event of foreclosure or bankruptcy, the Optionee's rights of redemption on the property above if any shall transfer to the Optionee without further compensation and this Option shall serve as a conveyance without further actions by the Optionor. The parties have executed this Agreement on the day and year which is first written above.

Signatures and Witnesses

WITNESS the grantor's(s') hand(s) and seal(s) this 13 day of Nov., 1979

SIGNED, sealed and delivered in the presence of:

Ethel Stone K. — Phillip S. Pinchard (SEAL)

Ann B. Pace — Rebecca M. Pinchard (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13 day of Nov 1979

Ethel Stone K. (SEAL) — Ann B. Pace

Notary Public for South Carolina.

My commission expires 11-23-80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 13 day of Nov 1979

Rebecca M. Pinchard

Ethel Stone K. (SEAL)

Notary Public for South Carolina.

My commission expires 11/23/80

RECORDED NOV 15 1979

RECORDED the _____ day of _____ 19 ____ at _____ o'clock _____ M. No. 165227

at 1:27 P.M.

NOV 15 1979

165227

Paul Hemmer
Register Deeds
Greenville County

4328 RV.2