

\$50,000.00 to be paid to the agent as his brokerage for services rendered in bringing about a sale of this property. The said agent is hereby given the authority to sell said option at any sum which he desires with the one to whom he sells such option to have the same rights and obligations of the said Lowry J. Caudell as set forth in this document.

The said agent has heretofore given a check for \$500.00 being his personal check Number 1232 on the Citizen and Southern Bank of Greenville, South Carolina, said \$500.00 to be credited on the sales price if sold by the agent under the terms set out in this agreement but if the property hereinabove described is not sold under the terms of this agreement, the said \$500.00 is to be forfeited to the owners.

It is hereby understood and agreed that the owners herein will pay all taxes, insurance, maintenance and all other costs over the property herein referred to. It being further agreed that all costs entered into by the agent, such as surveys, appraisals, advertising, shall be paid by the agent or his assigns.

The owners hereby agree that during the life of this option, six months from the date of the signing of this agreement, they will not contract with any other real estate agent or any other person for the sale of the property herein referred to with the exclusive right of the sale of this property is hereby given to Lowry J. Caudell and his assigns only.

It is hereby agreed that if this property is sold as hereinabove set out, that the owners herein agree to vacate the premises within a period of 90 days after such sale.

L.J.C.
P.H.B.
T.C.B.

IN WITNESS WHEREOF, we have hereunto set our Hands and Seals this 15th day of November, 1961.

IN THE PRESENCE OF:

George R. Beardslee
David C. Davis

R. J. Baldwin
Thelma C. Baldwin
owners

Lowry J. Caudell
Agent or Broker

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