

3. In the event the option shall not be exercised, this instrument shall be forever null and void.

4. At the time that Purchaser tenders to the Sellers the purchase price of the property, the Sellers agree to convey to him a good, fee simple, marketable title, free of all liens and encumbrances, and taxes shall be pro rated as of the date of the transfer. The Sellers agree they shall pay the costs of preparing the deed and for documentary stamps required by law to be placed on said deed.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of February, 1963.

IN THE PRESENCE OF:

Fred Franklin
Marian Franklin

Vantross Franklin (SEAL)
Vantross Franklin, Seller

Elizabeth Calhoun (SEAL)
Elizabeth Calhoun, Seller

Jeff R. Richardson, Jr. (SEAL)
Jeff R. Richardson, Jr., Purchaser

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

X
X
X

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within Vantross Franklin and Elizabeth Calhoun, as Sellers, and Jeff R. Richardson, Jr., as Purchaser, sign, seal and as their act and deed deliver the within written Option and that (s)he with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 13th day of February, 1963.

Fred Franklin

[Signature] (SEAL)
Notary Public for South Carolina

Recorded: February 22, 1963 at 5:09 P. M., No. 21353