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warranty deed hereinafter mentioned by reference to or according to such survey in manner and substance satisfactory to counsel for Buyer. Said purchase price shall be payable in cash or good certified check equal to the entire purchase price of said real estate, payable upon delivery by the Seller to the Buyer of the general warranty deed hereinafter mentioned.

2. This Option may be exercised at any time during the term hereof by mailing by United States registered mail a notice of the election of Buyer to purchase said real estate to Seller at Mauldin, South Carolina. Such exercise of this Option shall be binding upon Seller and all persons claiming through or under Seller from the time of the mailing of such notice. In the event this Option shall be exercised as aforesaid, Buyer shall in the notice of election set a date and time not more than thirty (30) days after the date of such notice at a place in Greenville, South Carolina, at which Buyer shall pay to Seller the remaining portion of the purchase price aforesaid, and Seller shall deliver to Buyer a general warranty deed duly executed and acknowledged with United States and South Carolina documentary tax stamps in the proper amount attached thereto, granting and conveying to Buyer in manner and substance satisfactory to counsel for Buyer, said real estate, subject only to the ad valorem taxes for the then current year, which taxes shall be prorated between the parties as of the date of the delivery of said deed.

3. If, during the term of this Option, Buyer obtains abstracts of title or a binder for title insurance covering said real estate and upon examination of same by Buyer's attorney title to said real estate, or any part thereof, is found not to be merchantable,
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