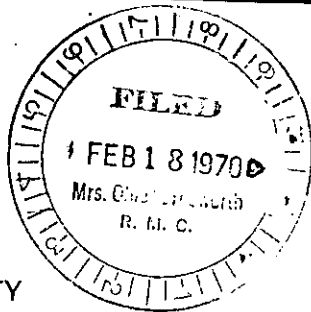


RECORDING FEE  
PAID \$5.50

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PAID .24  
SOUTH CAROLINA



VOL 884 PAGE 513

GREENVILLE COUNTY

LAND PURCHASE OPTION

THIS LAND PURCHASE OPTION made and entered into, in counterpart originals, this the 6th day of February, 1970, by and between HILDA H. GRANGER and husband, JOHN D. GRANGER, and HILDA H. GRANGER, TRUSTEE, of Greenville County, South Carolina, parties of the first part (hereinafter referred to as "SELLER"), and ABG INDUSTRIES, INC., a Delaware Corporation maintaining an office in Durham County, North Carolina, party of the second part (hereinafter referred to as "PURCHASER):

W I T N E S S E T H :

That, for and in consideration of the covenants and agreements herein contained and the sum and amount of TEN DOLLARS (\$10.00), the receipt of which is hereby fully acknowledged, SELLER gives and grants to ABG INDUSTRIES, INC. an exclusive and irrevocable option to purchase for the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00), upon the terms and conditions herein set forth, all that lot, tract or parcel of land and premises, and any improvements thereon located, and appurtenances thereto belonging, now owned by SELLER, situate, lying and being in the County of Greenville, State of South Carolina, the same being a portion of Lot No. 5, Block 1, Sheet No. 279 in the Greenville County Block Book, and consisting of ten (10) acres, more or less, having a frontage of approximately 506.6 feet on the Southern side of East North Street (Old Spartanburg Road), a rear property line of approximately 512 feet, a Western side line of approximately 716 feet, and an Eastern side line of approximately 930 feet, as shown on plat of survey entitled "Property of Hilda H. Granger, Trustee", dated July, 1965, revised February, 1969, prepared by Webb Mapping and Surveying Co., the said subject property being shown outlined in red on Exhibit "A" annexed and

(CONTINUED ON NEXT PAGE)

Plat Recorded in Deed Book 884 Page 521