

ELIZABETH COBLE
R.M.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RIGHT OF FIRST REFUSAL

We, Charles E. Sullivan and Betty M. Sullivan, in consideration of a loan of \$1,300.00 from Currie B. Spivey, Jr. evidenced by a promissory note of even date herewith and in further consideration of the sum of \$1.00 to us in hand paid by Currie B. Spivey, Jr., the receipt of which is hereby acknowledged, do hereby grant to said Currie B. Spivey, Jr., his heirs and assigns, a right of first refusal for the purchase of the following described property.

The property affected by this right of first refusal is:

ALL that certain tract of land in Oakland Township in the State and County aforesaid containing 53.5 acres, more or less, near Cedar Falls Road, having, according to plat thereof, by William F. Lee, Surveyor, dated November, 1910, the following metes and bounds:

BEGINNING at a stone 3X over on Cedar Shoals branch and running thence N. 59.75 E. 16.50 ch. to a stone 3Xom; thence N. 24.5 E. 11.00 ch. to a stone 3Xom; thence N. 55.25 W. 26.31 ch. to a stone 3Xom; thence N. 43 W. 14.50 ch. to a stone 3Xom on Cedar Falls branch; thence down the meanderings of Cedar Shoals branch 28.25 to the point of BEGINNING.

BEING the same property conveyed to Charles E. Sullivan and Betty M. Sullivan by deed dated November 14, 1969, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 879 at Page 544.

The undersigned agree that they shall not enter into any agreement to sell or lease the foregoing property or any part thereof, or interest therein, unless they shall have received a bonafide, acceptable offer from a third party for the purchase or lease of the same and shall have given Currie B. Spivey, Jr. written notice of such offer identifying the party or parties making the offer and setting forth the price, terms and conditions of the same.

Currie B. Spivey, Jr. shall thereupon have a prior right to purchase or lease said property at the same price and upon the same terms and conditions as contained in such offer. Such right