

1.50 SEE DATE SEE NOV JAN 17 4 48 PM '74

STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY R.N.C. COUNTY OF GREENVILLE

OPTION AND CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that Mod-Structs, Inc., by its corporate officers and Harold Dean Bruce, Jr., have agreed for the consideration of One Thousand and No/100 (\$1,000.00) Dollars to the following:

- 1. Mod-Structs, Inc. grants, bargains, releases and options to Harold Dean Bruce, Jr., his heirs and assigns, all that piece, parcel or lot of land as shown on a plat of Briarwood Subdivision by Kermit T. Gould on February 5, 1972 to be known and designated as Lot 9 of said subdivision excepting a 50 ft. Right-of-Way along the southern and eastern boundary and running to the northern boundary. Also, excepting from an old iron pipe line the southern boundary and running thence S. 79-30 E. 445.5 ft., thence S. 16-50 E. 111.5 ft., thence N. 85-37 W. approximately 455 ft. to a point that is on a line with the eastern boundary, thence S. 12-29 W. approximately 65 ft. to the beginning point. The option is to run from a year to date with the purchase price of \$17,000.00. THIS OPTION TO INCLUDE TO A PINE TREE WHICH WILL BE EXTENSION OF NORTH PROPERTY LINE.

2. That Harold Dean Bruce, Jr., agrees to pay \$150.00 a month toward the purchase price of \$17,000 to be non-refundable in the event that said Harold Dean Bruce, Jr., does not exercise such option.

- 3. That in the event said Mod-Structs, Inc., does not utilize the property as shown on Lot 9 that was excepted by this option, then Harold Dean Bruce, Jr., hereby consents to purchase said property in amount of \$500.00 from Mod-Structs, Inc.

- 4. That Mod-Structs, Inc. will execute a fee simple title on the property on the completion of the payment of \$150.00 a month for twelve months and the payment of the balance of \$14,200.00.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 17th day of November, 1972.

Handwritten notes on the left margin: "Hill..."

Notary Public seal for South Carolina, Donnie S. Tankersley, R.N.C., dated Nov 13 1972.

WITNESSETH: [Signatures of witnesses]

Mod-Structs, Inc. By: G.P. Apperson, President; Marion E. Mooton, Sec./Treas.; Harold Dean Bruce, Jr.

RECORDED

1328 N. 2