

W1005 575

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) OPTION

FOR AND IN CONSIDERATION of the sum of One Hundred and no/100 (\$100.00) Dollars paid to the undersigned Owners, Jack C. Robertson and Lucille S. Robertson, by Morris Kelly, Optionee, receipt whereof is hereby acknowledged, the undersigned Owners do hereby grant and sell an option or privilege for the purchase of the property hereinafter described to Optionee, or Optionee's heirs and assigns. The property being described as follows:

All that tract of land containing approximately 12.5 acres situate, lying and being in Chick Springs Township, in the County of Greenville, State of South Carolina, known as T9.6-1-82 on the Tax Records for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Williams Road (formerly Lick Creek Road) at the joint front corner of property of Perry O. Howard, et al, and running thence along the line of said Howard property S. 57-25 E., 500.2 feet to an iron pin; thence continuing along said Howard line S. 32-35 W. approximately 445 feet to a point on the line of property of H. H. Kelly; thence along said Kelly line S. 48 E. approximately 151.6 feet to an iron pin at the southeasterly corner of said Kelly lot; thence N. 65-30 E. 593.96 feet to a point on the line of property of R. C. Franzen; thence along the line of said Franzen property in a northerly direction 160 feet to a point; thence continuing along said Franzen property N. 65-30 E approximately 367.0 feet to a point on the line of property of R. H. Gilreath; thence along the line of said Gilreath N. 0-29 E., 125 feet, more or less, to an iron pin at the south-westerly corner of property of Howard Conway Wood, Jr.; thence with the line of said Wood property N. 0-29 E., 152 feet to an iron pin; thence continuing along said Wood property N. 53-45 E., 276 feet to a point on Lick Creek; thence with said Creek as the line in a northerly direction approximately 200 feet to a stake located on the east bank of said creek representing the corner of property of J. I. Perry; thence along said Perry line the following distances: S. 37-45 W. 185 feet; S. 57-05 W. 84 feet; S. 74-07 W. 100 feet; N. 77-31 W. 434.8 feet and S. 80-21 W. 334 feet to a point on the southeasterly edge of Williams Road; thence along the edge of said road in a northwesterly direction approximately 225 feet to the point of beginning.

The undersigned agrees to deliver to the Optionee or Optionee's heirs and assigns, a good, fee simple warranty deed to said property, free and clear of all liens and encumbrances on the condition that the said Optionee pay to the undersigned the agreed sales price of Twenty Two Thousand Five Hundred and no/100 (\$22,500.00) Dollars, which sum shall be paid as follows:

Two Thousand Two Hundred Fifty and no/100 (\$2,250.00) Cash and assumption of Mortgage given by Owners to Virginia A. Joines dated June 12, 1974 in original amount of \$16,150.00, and Optionee giving to Owners a second note and mortgage in amount of Four Thousand One Hundred and no/100 (\$4,100.00) Dollars payable Eight Hundred Twenty and no/100 (\$820.00) Dollars annually and bearing interest at the rate of Seven (7%) percent per annum.

MANN, FOSTER,
RICHARDSON &
FISHER
ATTORNEYS AT LAW
16 BEATTIE PLACE
GREENVILLE, S. C.

In the event this option is not exercised within Ninety (90) days from the

0565

4328 RV.2