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The exercise of this option requires Optionor, at the option of Optionee, to convey the above described property by good fee simple warranty deed with marketable title, free of liens or encumbrances. If this property cannot be so conveyed in fee simple, then Optionee may recover its option money or enforce specific performance.

Optionor is responsible for any and all damage to the improvement before closing.

Optionor agrees that Caryn Berry, of Joy Realtors, is the procuring cause in this transaction and upon the option being exercised they have earned and are due the real estate fee of Seven hundred fifty (\$750.00) Dollars payable before closing. Optionee is not liable for any real estate commission.

This option embraces the entire agreement between the parties.

IN WITNESS WHEREOF, Optionor has hereunto set his hand and seal this 7th day of December, 1981.

IN THE PRESENCE OF:

J. Henry Phidgeton
Caryn O. Berry

Philip N. Simmons
Philip N. Simmons, Optionor

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Optionor sign, seal and as his act and deed, deliver the within written Option to Purchase; and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7th
day of December, 1981.

J. Henry Phidgeton
Notary Public for South Carolina

Caryn O. Berry

My Commission expires: 11/21/90

RECORDED DEC 8 1981

at 3:30 P. M.

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