

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 S. C.
 OCT 12 11 05 AM '82
 JONN L. HARRISLEY
 R.M.C.

In consideration of Five Dollars (\$5.00) paid to Warren H. Van Riper of Greenville, South Carolina, hereinafter called seller, receipt of which is hereby acknowledged, seller hereby gives and grants to C. N. Smith, of Greenville, South Carolina, hereinafter called purchaser, his heirs and assigns, the exclusive option to purchase the real property of seller situated in the County of Greenville, State of South Carolina, and particularly described as:

ALL that lot of land in the State of South Carolina, County of Greenville, being known as the Westernmost 115 feet of parcel "A", as shown on plat of the property of Nell G. Ward recorded in Plat Book MM, at Page 28 and having, according to a more recent survey of the property of Warren H. Van Riper by R. B. Bruce, Registered surveyor, the following metes and bounds, to-wit:

BEGINNING at a point on Paris Mountain Road, at the Southwestern corner of Parcel "A", and running thence N. 39-15 W. 200 feet to a point; thence N. 50-40 E., 115 feet along Parcel "C", to a point, thence by a new line through Parcel "A", S. 39-15 E. 200 feet to a point on the northern edge of Paris Mountain Road; thence with the edge of the said road S. 50-40 W., 115 feet to the point of beginning;

This is the same property conveyed to the grantor herein by deed from Jiffy Auto Wash, Inc., dated 4/18/66 and recorded in Deed Book 796 at Page 444.

12(235)173.2-5-12.3 (NOTE)

together with the buildings and all other improvements thereon, all easements, rights of way, and appurtenances thereto, and all of seller's right, title, and interest in all public ways adjoining the property.

This option is given on the following terms and conditions:

SECTION ONE
 PRICE AND TERMS OF PAYMENT

The purchase price for the property shall be \$90,000.00 which shall be paid, on exercise of this option by purchaser, as follows: \$15,000.00 cash at closing, with a note and first mortgage on the above-premises in the amount of \$75,000.00 said note shall be discharged at the rate of \$1,500.00 each calendar quarter after the exercise of this option, plus accrued interest. The entire balance of the note and mortgage from the grantee shall be due not later than five (5) years from the date of the exercise by the grantee of this option. The parties do further agree that the unpaid balance of the note and mortgage shall bear interest at

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