

VA 1177 MAR 9 1987

- 7. The sufficiency and marketability of the title to the property shall be examined and certified by an attorney hired by the Optionee, and Optionor agrees to cooperate in order to remove or collect any objections or defects as necessary in order to clear the title.
- 8. The Optionor agrees to maintain adequate fire and extended coverage insurance on the property during the period of the option. In the event the option is exercised the Optionee, then all rights, privileges, and interest under said policy or policies shall automatically be transferred and assigned by Optionor to Optionee, including the right to file for and collect for any claims which may occur.

The property which is the subject of this agreement is as follows:

ALL that certain piece, parcel or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northwestern corner of the intersection of Brentwood Way and Sandhurst Drive and being known and designated as Lot No. 98 on a plat of Brentwood Subdivision, section no. III, recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Sandhurst Drive, joint front corner of Lots 98 and 99 and running thence N. 70-57 E. 149.96 feet to an iron pin; thence S. 19-55 E. 140 feet to an iron pin on the northern side of Brentwood Way; thence with said Street, S. 70-57 W. 125 feet to an iron pin at the northeastern corner of the intersection of Brentwood Way and Sandhurst Drive; thence with the curve of said intersection, the chord being N. 64-29 W. 35.62 feet to an iron pin on the northeastern side of Sandhurst Drive; thence with said Drive, N. 19-55 W. 115 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of James C. Leary recorded on January 9, 1978 in Deed Book 1071 at Page 588.

This agreement shall be binding upon the undersigned, their heirs, executors, administrators, successors and assigns.

SIGNED, SEALED AND DELIVERED this 23rd day of November, 1982.

WITNESS:

James D. Brown
Paul O. Leary

James C. Leary (SEAL)
 Optionor

Kay L. Allen (SEAL)
 Optionee

CENTURY 21, BENTLEY AND CASE REALTY, INC.

William Bentley (SEAL)
 Optionee

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