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(b) Parties of the first part shall furnish a good marketable title and fee simple warranty deed to the property above described, or the \$100.00 payment will be refunded.

(c) In the event party of the second part elects to exercise this option, parties of the first part agree to sell second party the property above described, with the house located on the property, for the price of \$5,000.00. This amount to be paid upon delivery of deed.

~~(d) Party of the second part has the option to buy only the lot of land above described, without the house, for the price of \$3,500, this amount to be paid upon delivery of deed.~~

F.B.
E.H.B.

(e) Parties of the first part shall pay real estate agent's commission.

(f) In the event second party exercises this option, he shall have a period of time of at least 30 days in which to have the title searched.