

STATE OF SOUTH CAROLINA (I
 COUNTY OF GREENVILLE I

FEB 24 5 35 PM 1955
OPTION AGREEMENT

THIS AGREEMENT made and entered into this 23rd day of February, 1955, by and between Morrah & Kay, Attorneys, party of the first part and Mrs. Mamie M. Guy, party of the second part.

WITNESSETH

Party of the first part agrees to convey to party of the second part, for and in consideration of the sum of Forty Five Thousand and No/100 (\$45,000.00) Dollars, the following described real estate:

All that certain piece, or lot of land, being known and designated as 501 East North Street, in the City of Greenville, County of Greenville, State of South Carolina, together with all the improvements thereon situate, said lot being on the northeast corner of East North Street and Thompson Street, said lot having a frontage of 80 feet on East North Street by 200 feet on Thompson Street.

This offer is irrevocable for a period of thirty-six (36) days from the date hereof and shall remain in force thereafter until terminated by party of the first part by giving to party of the second part, ten days' notice in writing of the termination thereof.

Party of the first part covenants and agrees to convey said premises to party of the second part, by warranty deed, a valid unencumbered, indefeasible fee-simple title.

Party of the first part further agrees to satisfy and discharge all tax liens, encumbrances or other interest of third persons in said premises, and to pay all stamp taxes and other expenses incidental to the preparation and execution of the deed.

It is further agreed between the parties that if the said Morrah & Kay, shall fail to exercise this option on or before April 1, 1955, that the said option shall then cease and this agreement shall be considered null and void, and the said sum of One Hundred (\$100.00) Dollars this day paid to Mrs. Mamie M. Guy shall be forfeited to them.

It is further agreed between the parties that possession of the premises will be surrendered on or before June 1, 1955.