

REAL ESTATE PURCHASE OPTION

THIS AGREEMENT, in triplicate, made and entered into this 2<sup>nd</sup> 12<sup>th</sup> day of July, 1956 by and between

James A. (Joe) Baldwin, Mauldin, S.C.

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party of the first part (hereinafter referred to as "Vendor," and whether one or more, and when referred to by pronoun the singular neuter gender will be used), and ~~James A. Baldwin, Mauldin, S.C.~~ authorized to transact business in the state of South Carolina, party of the second part (hereinafter referred to as "Vendee"):

WITNESSETH:

THAT, in consideration of One and 00/100 (\$ 1.00 ) DOLLARS in hand paid by Vendee to Vendor, receipt whereof is hereby acknowledged, and in consideration of the covenants hereinafter set out, Vendor hereby gives and grants unto Vendee, its successors and assigns, the sole and exclusive right, option and privilege, during the period beginning on the 12th day of July, 1956 and terminating on the See day of reverse side of this option to purchase of and from Vendor for the sum of Fourteen Thousand and 00/100 (\$ 14,000.00 ) DOLLARS in cash, upon the terms and conditions hereinafter set out, the following described premises situate in the City of Mauldin, County of Greenville, State of South Carolina, to-wit:

South east corner of U.S. 276 and Pelham Road in the town of Mauldin, County of Greenville, State of South Carolina, and more particularly described as fronting US. Highway #276 and distance of 170 feet more or less, and fronting Pelham Road a distance of 140 feet more or less, and 140 feet in depth on the south side, being a part of lots 19 and 20 on a plat of property of C.A. and Jessie M. Rice, recorded in Plat Book "J" at Page 153, of record RMC office Greenville County, being remainder of said lots after cutting off the portion on which the apartment house is located. The actual width and depth of said property shall be more accurately determined by measurements to be made thereof between the parties hereto.

CORRECTED DESCRIPTION MADE BY THE PARTIES HERETO, this the 30th day of July 1956, to more clearly establish the lines of property herein described and agreed upon contingent upon the S.C.Hwy Depts right-of-way line fronting along US Hwy #276 and along south side of Pelham Road. Beginning at a stake on the east side of US Hwy #276 at the corner of the Forrester Lot and property herein described, and thence in an easterly direction along the Forrester Line a distance of 90 feet to a stake, thence in a northerly direction a distance of 111 feet more or less to south margin of Pelham Road, thence westerly along south margin of Pelham road a distance of 149 feet to the east margin of US Hwy #276; thence (see ~~XXXXXXXXXXXX~~ below)

*Am J  
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(1) In the event Vendee shall elect to exercise this option, and upon notice of election to purchase being given Vendor by Vendee, Vendor shall within 15 days thereafter, furnish to Vendee at Vendor's own cost and expense, and deliver to Vendee a good and complete Abstract of Title certified to Vendee by an Abstracter, to be approvable by Vendee, and in form and context satisfactory and acceptable to Vendee and certified to date of delivery to Vendee, showing fee simple title to be vested in Vendor free and clear of and from all defects, liens and encumbrances whatsoever, except as to taxes and assessments levied or assessed upon said premises which are not due or delinquent. Vendee shall within twenty (20) days after receipt of such abstract deliver or transmit to Vendor a memorandum in writing accompanied with such abstract, specifying in detail all objections, if any, made by Vendee to the title; or if none, then stating in substance that said title is satisfactory. Vendor shall cure such defects as promptly as reasonably possible, and shall have said abstract continued and recertified to show such title as Vendor is herein obligated to convey. On payment of the purchase price specified in the option to purchase, by Vendee to Vendor, Vendor shall convey by good and sufficient

CONTINUATION OF PROPERTY DESCRIPTION: (1)

in a southerly direction along US Hwy #276, right-of-way line a distance of 170 feet more or less to the point of beginning.

*Am J  
Gays*