

STATE OF SOUTH CAROLINA)
) OPTION TO PURCHASE REAL ESTATE
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that I. Lois Cox Roland, (Hereinafter referred to as Grantor) being the owner of the property hereinafter described, in consideration of the sum of ONE HUNDRED AND NO/100 (\$100.00) Dollars to me in hand paid, the receipt of which is hereby acknowledged, do hereby grant and extend unto Furman C. Smith, (hereinafter referred to as Grantee) his assigns and designees, the exclusive option to purchase for the period commencing on the date of execution of this instrument and expiring at 12 o'clock noon on February 10., 1961, the following described parcel of real estate:

That parcel of land near the city of Greenville, South Carolina with improvements thereon lying in situate on the East side of Buncombe Road and having a frontage of 88 feet on Buncombe Road and extending along parallel lines to a depth of 207.4 feet, and having a width across the rear of 88 feet. This is the property conveyed to Grantor by Louise Nettie Trammell by deed dated July 9, 1945, and recorded in Deed Book 278 at page 108

This option shall be exercisable by Furman C. Smith, his assigns or designees, by depositing in the regular course of the United States mails a written notice thereof addressed to Lois Cox Roland.

If this option is exercised, the parties hereto mutually agree as follows:

1. The consideration to be paid to Grantor by Grantee shall be the sum of FOURTEEN THOUSAND AND NO/100 (\$14,000.00)----- - ----Dollars and the purchaser shall be credited on the purchase price with the sum of ONE HUNDRED AND NO/100 (\$100.00) Dollars paid with the execution of this instrument.
2. Terms of payment shall be cash on delivery of deed with proration of taxes to date of deed.
3. Grantor will convey the real estate above described to Grantee by general warranty deed, free and clear of liens and encumbrances, but subject to any existing rights of way or easements, or restrictions now of record.

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