

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

KNOW ALL MEN BY THESE PRESENTS, that We, Laura W. Mullinax, and Ralph D. Mullinax, (hereinafter referred to as Grantors) being the owners of the property hereinafter described, in consideration of the sum of SEVEN HUNDRED AND NO/100 (\$700.00) Dollars to us in hand paid, the receipt whereof 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 lying and situate on the East side of Buncombe Road and having a frontage of 52.5 feet on Buncombe Road, and extending along parallel lines to a depth of 207.4 feet; and having a distance across the rear of 52.5 feet. This is the same property conveyed to Grantor by R. Fred Grant by deed dated October 28, 1943, recorded in Deed Book 258 at page 235.

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 Laura W. Mullinax and Ralph D. Mullinax.

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

1. The consideration to be paid by Grantee to Grantors 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 SEVEN HUNDRED AND NO/100 (\$700.00) 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. Grantors 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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