

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REAL ESTATE OPTION
AND AGREEMENT

This Option and Agreement entered into this 27 day of October, 1970, by and between Quentin O. Ball and Bernice W. Ball, hereinafter referred to as "Owners," and P. K. Howard, hereinafter referred to as "Optionee."

WITNESSETH:

For and in consideration of the sum of Five Dollars (\$5.00) to the Owners in hand paid, receipt whereof is hereby acknowledged, the Owners do hereby grant to the Optionee, his heirs and assigns, an option or privilege to purchase all or any of the following described lots:

All those lots of land situate in the County of Greenville, State of South Carolina, located just off of Fork Shoals Road on Terrain Drive and being known and designated as Lots Nos. 12, 13, 14, 15, 16, 20, 21, 22 and 23 on plat of Part Two of Fairway Acres prepared by Webb Surveying and Mapping Co., dated April, 1970.

When and if this option is exercised as to any lot or lots, the Owners agree to sell same to the Optionee, his heirs or assigns, at a price of Two Thousand Seven Hundred Fifty (\$2,750.00) Dollars per lot. Said sum to be paid to the Owners in cash upon delivery of a warranty deed conveying a good fee simple, marketable title thereto. It is understood that said lots are to be used for residential purposes only. The above lot price includes any water tap charge.

It is anticipated and agreed that the Optionee may start construction on any or all of said lots before receiving a deed and will pay the Owners the lot price out of the first construction loan draw.

The Owners agree to have said subdivision approved by the County Planning Commission and the County Health Department and the Owners further agree to record said plat. The Optionee may refuse to accept any lot if a building or septic tank permit will not be issued therefor.

Owners agree that they will not sell or build on Lots 1, 2, 17, 18 and 19 shown on said plat and on plat of Part One of Fairview Acres (dated June, 1964) on Fork Shoals Road until the Optionee, his heirs or assigns, have built on and sold all of said lots purchased from Owners, or until two (2) years from date, whichever comes first unless the said lots on Fork

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For Agreement to Terms of Howard See Aced Book 909 page 390