

Loftis, Roseman and Clayton, Attorneys.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OPTION TO PURCHASE REAL ESTATE

THIS OPTION, made and entered into this the 15th day of June, 1971, by and between ^{Haloh, Inc.} Robert L. Watkins, Jr. and Tamara A. Watkins, their heirs and assigns (hereinafter called the "Sellers") and Jefferson Standard Life Insurance Company, a North Carolina corporation, its successors and assigns (hereinafter called the "Purchaser"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Purchaser to the Sellers and other considerations, including the issuing of its commitment for a first mortgage loan to corporation to be formed by Sellers evidenced by agreement dated June 17, 1970, it is mutually agreed between the parties hereto as follows:

1.

The Sellers hereby grant and convey to the Purchaser an irrevocable and exclusive option to purchase from the Sellers, upon the terms and conditions hereinafter set forth, the premises which are more particularly described as follows:

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"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., May 8, 1971, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right-of-way of Church Street, N. 25-13 E. 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with the intersection of said Church Street and Pearl Avenue, N. 68-21 E. 38.8 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue, S. 68-50 E. 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue, N. 80-39 E. 54.8 feet to an iron pin; running thence S. 2-0 E. 268 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue, S. 88-0 W, 449.5 feet to the point of beginning."

2.

In the event of the exercise of this option by the Purchaser, the purchase price of said premises shall be the sum of Two Hundred Sixty Thousand and No/100 (\$260,000.00) Dollars.

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