

This Agreement is made between Allen J. Inglesby, hereafter called the SELLER, and Peter D. Bylenga, hereafter called the PURCHASER, on July 6, 1971.

The SELLER hereby grants the PURCHASER an exclusive two-part option to buy land owned by the SELLER located at the fork of Pelham Road and Butler Springs Road at the Greenville city line. (See attached surveyor's study.) The land consists of a three and twelve-hundredths (3.12) acre triangular tract bordered on the north by Butler Springs Road, on the south by Pelham Road, and on the east by the property owned by Wilton F. May.

The SELLER grants the PURCHASER an option to purchase on or before July 22, 1971, the western one and five-tenths (1.5) acres, the eastern line of which will be perpendicular to Pelham Road, for seven thousand three hundred seventy-five dollars (\$7,375.00) per acre, ten dollars (\$10.00) of which is herewith paid to the SELLER.

The SELLER further grants the PURCHASER an option to purchase the remaining one and sixty-two hundredths (1.62) acres for seven thousand three hundred seventy-five dollars (\$7,375.00) per acre until September 1, 1974.

The PURCHASER will notify the SELLER of his decision to exercise options by registered mail on or before dates described above.

The SELLER will deliver to the PURCHASER a good, fee-simple, marketable title, free and clear of all liens and encumbrances, by way of a general warranty deed. All taxes will be paid by the SELLER until the option or options are exercised. All taxes due on property will be paid on a prorated basis as of date of closing.

It is understood that this transaction will not be closed until the external plans of the building to be constructed on said property have been approved by the SELLER, who will not unreasonably withhold approval.

It is expressly understood and agreed that the SELLER contemplates the transfer of property covered herein to trusts for the benefit of his children, which trust shall be bound by the terms of this option.

<u>Allen J. Inglesby</u> SELLER	<u>Peter D. Bylenga</u> PURCHASER
<u>L. David Jones</u> WITNESS	<u>L. David Jones</u> WITNESS
<u>E. R. Bridges</u> WITNESS	<u>E. R. Bridges</u> WITNESS

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