

OPTION - PAGE TWO:

5. Possession of said property shall be delivered to T. C. HOOPER, his heirs or assigns, no later than DECEMBER 31, 1972.

6. Taxes and insurance will be pro-rated on the day of closing, and MRS. GRACE ADAMS retains the right to remove a certain tenant house from said property, and also certain crepe myrtle bushes and other shrubs.

7. Upon notice of election to purchase being given MRS. GRACE ADAMS, then T. C. HOOPER shall be given thirty (30) days in which to examine the title and prepare the closing of the transaction according to Paragraph 2 above. In the event said title shall be defective, then this Option shall be at an end, and MRS. GRACE ADAMS shall pay to T. C. HOOPER on demand all monies heretofore paid by T. C. HOOPER on account of the sales price; provided, however, that MRS. GRACE ADAMS shall have thirty (30) days from and after notice to her in writing of any legal grounds for rejecting said title, within which she can cure any defects in said title and to remove the said ground(s) of rejection at her expense.

8. This agreement shall be binding on MRS. GRACE ADAMS, her heirs or assigns.

9. MRS. GRACE ADAMS shall be obligated to pay documentary stamps on her deed only at the rate of \$3.10 per one thousand dollars, and T. C. HOOPER shall pay any excess in the event of a change in the stamp tax, and further MRS. GRACE ADAMS shall only be responsible for the cost of having the deed prepared by her attorney.

10. T. C. HOOPER shall be responsible for any new survey desired by him or required by a mortgage holder, and all expenses incident to said survey, the title examination, and any mortgage loan costs shall be borne by said T. C. HOOPER.

11. MRS. GRACE ADAMS is agreeable to carrying a portion of the unpaid purchase price by way of mortgage, if requested by T. C. HOOPER, and this matter will be discussed between the parties as to the amount to

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