

IV

Provided, further, if the option is exercised by January 15, 1973, as mentioned in Paragraph III, and the Optionee pays to the Optionors the balance of the sales price, calculated on the basis of Two Thousand and No/100 (\$2,000.00) Dollars per acre, as determined by an accurate survey of the property, Optionors agree to convey to the Optionee the 21 acres, more or less, as determined by an accurate survey, by a good warranty deed, free and clear of any and all liens and encumbrances, subject only to restrictions, utility easements, rights-of-way, and zoning regulations, with taxes prorated as of date of closing.

V

It is understood and agreed that the Optionee may exercise the within option by giving notice and making payments as provided for herein at the residence of Theron Earl Roberts, Jr. in Greenville County, South Carolina, or at such other places within the County of Greenville as Optionors shall have given notice by certified mail to Optionee.

VI

It is understood and agreed between the parties hereto that at any time mentioned hereunder, while the options, or any extensions thereof, are in full force and effect, the Optionee may pay the balance and receive deeds to the property herein mentioned.

VII

The within Agreement inures to the benefit of and is binding upon the respective parties hereto, their heirs and assigns, and it is agreed that Arlon O. Jones may assign the within Option at his discretion.

VIII

Optionee shall pay his title examination, title insurance, and survey fees, and the Optionors shall pay for stamps and preparation of the deed. Option monies are not to be refunded if option is not exercised.

(Continued on next page)

T.R.B.
H.E.R.
[Signature]

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.