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## IV

Provided, further, if the option is exercised after said four and one-half (4 1/2) months period mentioned in Paragraph III, and Optionee pays to the Optionor the balance of the sales price, calculated on the basis of Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars per acre, as determined by an accurate survey of the property, Optionor agrees to convey to the Optionee the 38 acres, more or less, 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 the date of conveyance.

## V

The Optionor reserves a life estate in the dwelling and three/3) square acres approximately lying on the southwesterly side of Mountain Creek Road (P 22-2-Portion 1), the metes and bounds of such tract reserved to be determined when a survey of the property is made. It is understood, however, that the premises will be subject to contemplated restrictive covenants, but such restrictive covenants will not apply to the existing dwelling. The Optionor agrees to pay taxes and assessments levied on the dwelling and three (3) acres reserved herein during his lifetime.

## VI

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 the Optionor in Greenville, South Carolina, or at such other places within the County of Greenville as Optionor shall have given notice by certified mail to Optionee.

## VII

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-A

It is understood and agreed between the parties hereto that a portion of the within property is rented for the crop season of 1972 to Douglas Peace, said tract consisting of ten (10) acres and having planted thereon soybeans and corn; further that Mr. Peace will have the privilege of harvesting such crops up to January 1, 1973.

(Continued on next page)