

purchase price. Provided, further, in the event the Optionee pays to the Optionor the payment of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, and accrued interest on January 1, 1973, the Optionor agrees to convey to the Optionee by a good warranty deed, subject only to Duke Power rights-of-way, water line rights-of-way, and a minor encroachment along one boundary of the property, of which Optionee is aware, any ten (10) acres of the property, excluding six (6) acres under contract between the Optionor and Richard H. Case; provided, however, the road frontage of such ten (10) acres tract along Highway 253 shall not exceed twenty-five (25%) per cent of the road frontage contained in the tract of 81.7 acres. Provided, further, in the event the Optionee pays to the Optionor the option money of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars on January 1, 1973, plus accrued interest as above provided for, the Optionor will convey to the Optionee by a good warranty deed, such acreage as the Optionee may request to be conveyed, provided the Optionee pays to the Optionor the sum of Two Thousand and No/100 (\$2,000.00) Dollars per acre on the acreage so conveyed, it being understood that the ten (10) acres which may have been released and deeded, plus any acreage subsequently deeded under the Two Thousand and No/100 (\$2,000.00) Dollars per acre clause shall not include more than twenty-five (25%) per cent of the total road frontage on Highway 253, contained in the 81.7 acre tract.

V

If, in addition to the option payments above provided for, on January 1, 1974, the Optionee shall pay to the Optionor the sum of Ninety-Two Thousand Sixty-Five and No/100 (\$92,065.00) Dollars, plus accrued interest at six (6%) per cent, less any amounts previously paid on the Two Thousand and No/100 (\$2,000.00) Dollars per acre release price, the Optionor will convey to the Optionee the remaining property contained in the 87.7 acres not previously deed to the Optionee.

VI

It is understood and agreed between the Optionor and Optionee that at each stage of the exercise of an option, commencing January 1, 1973, the Optionee will pay the Greenville County property taxes accruing on or after thirty (30) days from date hereof, to the date of such option stage.

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