

IV

Provided, further, if the option is exercised after said four and one-half (4 1/2) months period mentioned in Paragraph III, and the Optionee pays to the Optionors the balance of the sales price, calculated on the basis of One Thousand Seven Hundred and No/100 (\$1,700.00) Dollars per acre, as determined by an accurate survey of the property, Optionors agree to convey to the Optionee the 45 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 agreed that the property will be restricted for at least two (2) years, from date of closing, for residential and/or recreational purposes only.

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 Charles M. Jones, 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.

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.

VIII

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.

(Continued on next page)

Rd J
J B J
C. J. U.
E. J. L.
C. J. K.
W. P. J.
G. M. J.

L. F. E.
S. S. E. Jr.
B. E. S.
W. J.

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