

STATE OF SOUTH CAROLINA            )  
   :        OPTION AGREEMENT  
 COUNTY OF GREENVILLE            )

The undersigned, Frances Ellen Smink (hereinafter referred to as Optionor) and Joe Martin (hereinafter referred to as Optionee) do covenant as follows:

1) Optionor extends to Optionee an option to purchase all her right, title and interest, the same being an undivided one-third (1/3) interest in certain hereinafter described real estate situate in Greenville County, South Carolina, for a total sales price of one-third (1/3) of Twenty Eight Thousand, Eight Hundred and No/100 (\$28,800.00) Dollars, said option to be exercised in the discretion of Optionee on or before May 1, 1976, for a total purchase price of one-third (1/3) of Twenty Eight Thousand, Eight Hundred and NO/100 (\$28,800.00) Dollars.

2) This purchase price shall be paid as follows: One-third (1/3) of One Thousand and No/100 (\$1,000.00) Dollars earnest money to be paid upon the execution of this Option Agreement, to be applied to purchase price should this option be exercised by Optionee, or to be forfeited as earnest money should Optionee fail to exercise this option, without fault on the part of Optionor or Optionor's brother and sister (see item 3) infra). The balance of one-third (1/3) of Twenty Seven Thousand, Eight Hundred and NO/100 (\$27,800.00) Dollars is to be paid as follows: One-third (1/3) of Seven Thousand and NO/100 (\$7,000.00) Dollars additional from Optionee to Optionor at closing, with the balance of one-third (1/3) of Twenty Thousand, Eight Hundred and No/100 (\$20,800.00) Dollars to be financed by Optionor by way of purchase money mortgage, payable in equal, amortized monthly payments for a period of twelve (12) years from the date of execution thereof, with interest not to exceed Nine (9%) per cent per annum. The Optionee reserves the full right to anticipate payment at any time or times, in whole or