

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OPTION TO PURCHASE REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that the undersigned, DOUGLAS M. CORN AND JANICE K. CORN (hereinafter referred to as the Optionors), for and in consideration of the sum of One and No/100ths (\$1.00) Dollar to the Optionors in hand paid, receipt of which is hereby acknowledged, do hereby grant, bargain and convey unto THREATT-MAXWELL ENTERPRISES, INC. (hereinafter referred to as the Optionee) the right, privilege and option to purchase the following tract of land from Optionors located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as a tract containing a total of .721 acres on a plat entitled Property of Threatt-Maxwell Enterprises, Inc., prepared by Freeland & Associates, dated September 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-T at Page 77 and being described, according to said plat, more particularly, to-wit:

BEGINNING at a point on the eastern side of Moore Road at the joint corner of the within described property and property now or formerly belonging to Carol P. Lipscomb and running thence along the common line of said lots N. 52-28 E. 566.69 feet to an iron pin; thence N. 26-42 E. 348.10 feet to an iron pin; thence S. 63-18 E. 50 feet to a point; thence S. 26-42 W. 329.92 feet to a point; thence N. 37-16 W. 12.15 feet to an iron pin; thence S. 52-28 W. 606.22 feet to an iron pin on the eastern side of Moore Road; thence along said road N. 34-23 W. 25.04 feet to an iron pin, the point of beginning.

The Parties hereto consent and agree that the option herein granted is subject to the following terms and conditions:

- (1) The option may be exercised at any time between the date hereof and October 13, 1986. Notice of the Optionee's intention to exercise such option shall be given in writing by the Optionee to the Optionors.
- (2) In the event the Optionee elects to exercise his option within the term or terms hereinabove or hereinafter specified, the Optionors shall deliver to the Optionee a general warranty deed, free and clear of all liens and encumbrances, except easements, restrictions or right-of-ways which do not affect the marketability of title.