

2. Exercise of Option: The Buyer shall execute this Option by given written notice of his intention to do so by certified mail, return receipt requested, addressed to the Seller at 17 Edgewood Drive, Greenville, South Carolina. Such written notice shall be given to the Seller by posting same in the United States Mail, on or prior to the termination date of this Option. In the event that the Buyer timely exercises this Option then a formal act of sale for the transfer of title and closing to the property shall be commenced within a reasonable time after such exercise of this Option. At such closing the Buyer shall pay the balance of the purchase price in good and sufficient funds against the delivery of a properly executed deed granting a fee simple, absolute, marketable title in the Buyer or his unconditional assignee(s). At the time of the exercise of the Option no additional funds are to be paid by the Buyer to the Seller other than those heretofore indicated in the amount of the balance on the purchase price.

3. Contingencies to Purchase: If the Buyer or Buyer's assignee exercises said Option, the hereinafter listed contingencies of purchase must be met in their entirety prior to closing. Failure to comply with any of said contingencies by either Buyer or Seller releases Buyer and/or his assignee of any further responsibilities to Seller.

(1) Seller to have all structures on premises inspected for termites, dry rot and infestation and any damages to structure. If any termites, dry rot, infestation, or structural damages are found said damages and infestations, etc. are to be corrected at the Seller's expense prior to closing.

(2) Purchase of said property by Buyer or Buyer's assignee is contingent upon Buyer being able to obtain the necessary financing from an accredited savings and loan institution. If Buyer or his assignee is unable to secure the loan commitment, the Buyer or his assignee shall be relieved of any further obligations to Seller.

(3) Purchase of said property by Buyer is contingent upon said property being zoned for use as a doctor's office. If said property cannot be zoned for use as a doctor's

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