VOL 1069 PAGE 600
VOL 1070 PAGE 301

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

OPTION TO PURCHASE

In consideration of the sum of Twelve Hundred Dollars ($1200.00) receipt of which is hereby acknowledged, from STEPHEN D. and VIRGINIA P. BESTROM, Rt. 6, Greenville, S.C., Optionee, in hand paid to ALVIN E. and MARTHA A. JAMES, 439 W. Georgia Road, Simpsonville, S.C., Optionor. Said Optionor does hereby give, grant and extend to said Optionee, Stephen D. and Virginia Bestrom, or assigns, the exclusive option to purchase for Three Hundred Thirty days from the date hereof the following described property:

Lot 186 Pine Forest subdivision near Mauldin, South Carolina recorded R.M.C. Plat Book QQ Page 106 and 107. In Greenville County Court House of Greenville, South Carolina.

for the total sum of Twenty Eight Thousand, Six Hundred, Fifteen Dollars ($28,615.00) payable on the following terms and conditions:

Optionee to pay $178.81 per month during duration of this Option and shall have possession of said property. Although monthly payment are $178.81 per month, the principal shall be reduced each month by that amount of reduction attributable to a monthly payment of $230.00. Optionee shall keep said property insured, pay taxes for duration of option and maintain improvements on said property. This Option shall not be exercised before July 15, 1978 and must be exercised by August 15, 1978. Optionee shall have the right to sell this Option for Twelve Hundred ($1200.00) Dollars plus that amount of the $230.00 monthly payment that is applicable to the principal of a loan at 9% for 25 years.

At the time of closing, Optionor will sell said property to Optionee under a purchase contract with deed not to be transferred to Optionee until Five Thousand ($5,000.00) Dollars has been paid on principal.

The Option may be exercised by the Optionee by giving written notice to the Optionor at the above address.

The exercise of this Option requires the Optionor at the Option of the Optionee to convey the above-described property under the terms and conditions previously described.

This Option embraces the entire agreement between the parties.

IN WITNESS WHEREOF the Optionor has hereunto set his hand and seal this 31 day of October, 1977.

WITNESSES:

Nelda P. Mitchell

Olivia B. Norris

Alvin E. James
ALVIN E. JAMES

Martha A. James
MARTHA A. JAMES

2 DEC 5 77 259
1.50CI
4328 RV.2