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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNIE S. TANKERSLEY
R.M.C. MUTUAL RIGHT OF FIRST REFUSAL

This Mutual Right of First Refusal made and entered into as of the 10th day of January, 1979 by and between Ralph E. Alverson and Sandra M. Alverson hereinafter referred to as "Alverson" and Louis B. Kubler and Saundra Sue Kubler hereinafter referred to as "Kubler".

W I T N E S S E T H :

WHEREAS, Alverson has this day conveyed to Kubler certain real property located on the northern side of Oil Camp Road near River Falls in Greenville County, South Carolina consisting of 4.188 acres being shown and more particularly described on a plat of said property by Webb Surveying and Mapping Co. dated December 1978 recorded, in the RMC Office for Greenville County, South Carolina in Plat Book 6Y , Page 83 (hereinafter referred to as Kubler property); and

WHEREAS, Alverson is the owner of certain other property adjacent to the east of the Kubler property on the northern side of Oil Camp Road near River Falls in Greenville County, South Carolina consisting of 3.627 acres being shown and more particularly described on a plat of said property by Webb Surveying and Mapping Co. dated December 1978, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6Y Page 84 , and being all that remains of the property described in deeds to Alverson from the Raines Corporation of Greenville recorded May 20, 1975 in Deed Book 1018, Page 537 and recorded May 20, 1975 in Deed Book 1018, Page 541, respectively, (hereinafter referred to as Alverson property); and

WHEREAS, the parties desire to grant to each other a right of first refusal to purchase the property of the other;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the undersigned

do hereby agree as follows:

(1) In the event that Kubler shall decide to sell the Kubler property he shall first offer the property to Alverson for the same price of the intended sale. Alverson shall then have a period of thirty days from the date of such offer in which to purchase the property upon payment in cash of the price of the intended sale.

(2) In the event that Alverson shall decide to sell the Alverson property he shall first offer the property to Kubler for the same price of the intended sale. Kubler shall then have a period of thirty days from the date of such offer in which to purchase the property upon payment in cash of the price of the intended sale.

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