

8. This option may be exercised by the Buyer, at any time while the offer herein shall remain in force by the Buyer, by giving or delivering in person a written notice of acceptance of the offer herein to Seller  
c/o Jeff Richardson Company  
712 E. McBee Avenue  
at Greenville, in the city of Greenville,  
County of Greenville, State of South Carolina

The offer herein shall remain irrevocable for a period of nine months from the date hereof and shall remain in force thereafter until one (1) year from the date hereof unless earlier terminated by the Seller. The Seller may terminate

this offer at any time after the nine months' irrevocable period provided herein by giving to the Buyer ten (10) days' written notice of intention to terminate at the address of the Buyer. Acceptance of this option by the Buyer within ten (10) days after such notice is received by him shall constitute a valid acceptance of the option.

9. Loss or damage to the property by fire or from an act of God shall be at the risk of the Seller until the deed to the Buyer has been recorded, and in the event that such loss or damage occurs, the Buyer may, without liability, refuse to accept conveyance of title, or he may elect to accept conveyance of title, in which case there shall be an equitable adjustment of the purchase price.

10. The Seller agrees that, irrespective of any other provision in this option, the Buyer, or his assignees, may, if the option is accepted, without any liability therefore refuse to accept conveyance of the property described herein if the foresaid loan cannot be made or insured because of defects in the title to other land now owned by, or being purchased by, the Buyer.

11. The Seller agrees to furnish, at Seller's expense, to the Buyer a certificate from a reliable firm certifying that the following described building(s) covered by this option (1) is now free of termite infestation and (2) either is now free of unexpired termite damage or has suffered unexpired termite damage which is specifically described in the certificate.

12. The Seller agrees to furnish, at the Seller's expense, to the Buyer evidence from the Health Department or a reliable and competent source that the waste disposal system for the dwelling is functioning properly, and the water supply for domestic use meets State Health Department requirements. This evidence must be in the Farmers Home Administration County Office before a loan will be approved.

13. The Seller hereby gives the Government or its agents consent to enter on said property at reasonable times for the purpose of inspecting or appraising it, in connection with the making of a loan to purchase the property.

14. Insert here conditions peculiar to this particular transaction.  
See rider attached

(Sellers Telephone Number)

IN WITNESS WHEREOF, the Seller and the Buyer have set their hands and seals this 5th day of February APRIL, 1979.

WITNESSES:

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\_\_\_\_\_  
(Seller)(Husband)  
\_\_\_\_\_  
(Seller)(Wife)  
Waco Properties Inc. (Buyer)(Husband)  
(A New York, Corp.)  
\_\_\_\_\_  
(Buyer)(Wife)  
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\*Indicate marital status of Seller as "married," "single," "divorced," after signature.  
(over)