

STATE OF SOUTH CAROLINA)

OPTION TO PURCHASE

COUNTY OF GREENVILLE)

Feb 15, 1980, 1980

In consideration of the sum of Ten and No/100 (\$10.00) Dollars (hereinafter called "the Option Fee") receipt of which is hereby acknowledged from James S. McVay, Larry A. Allen and Odell C. Zachary, Jr. (hereinafter called "Optionees"), in hand paid to Carl Floyd, III, and Sara M. Floyd and Carl Floyd and Sara M. Floyd as trustees of Shawn Ambriel Floyd (hereinafter called "Optionors"), Optionors do hereby give, grant and extend to Optionees or their assigns, the exclusive option to purchase for a period of Ninety (90) days from the date hereof the following described property (hereinafter called "the Property"):

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being on the northeast side of West Washington Street, as shown on plat made by Dalton and Neves Engineering Company, dated September, 1978, entitled Property of Carl Floyd recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6V at Page 19 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of West Washington Street, at the corner of property of St. Mary's Catholic Church and runs thence N. 24-39 E. 345.5 feet to an iron pin; thence S. 65-15 E. 38.6 feet to an iron pin; thence S. 39-04 W. 9.9 feet to an iron pin; thence S. 65-03 E. 137.03 feet to an iron pin; thence S. 23-36 W. 43 feet to an iron pin; thence S. 69-11 E. 4 feet to an iron pin at alley; thence along said alley S. 25-19 W. 292.2 feet to an iron pin on the northeast side of West Washington Street; thence along said Street, N. 65-17 W. 176.25 feet to the point of beginning.

ALSO: ALL Optionors' right title and interest in that alley running along the Property and property of May and Helen Theodore, and L. R. Duncan, as shown on the above mentioned plat.

ALSO included as a part of the Property is a non-exclusive easement for ingress and egress over and across the fifteen (15) foot easement running from the rear of the Property to Hampton Avenue, as more fully shown on the above mentioned plat.

ALSO the Property is subject to ingress, egress, a storm sewer drainage line, the right to maintain the underground oil tank and line and right of ingress and egress over fifteen (15) foot alley all as more specifically set forth in that deed recorded in the R. M. C. Office for Greenville County, South Carolina.

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