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GR... CO. S.C.

MAIL TO: *Post Office Box 763*

OPTION TO PURCHASE

BOOK 1122 PAGE 433

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This Option to Purchase made the 12th day of March, 1980, between KAREN B. EDWARDS, hereinafter referred to as Buyer and MASON K. EDWARDS, hereinafter referred to as Seller:

RECORDED

WITNESSETH, that the Seller, for and in consideration of the sum of one Dollar (\$1.00) to him in hand paid by the Buyer, receipt of which is hereby acknowledged, does hereby give and grant unto Buyer, his heirs, assigns, or representative, the exclusive right and option to purchase all of that certain plot, piece, or parcel of land together with all improvements located thereon in the City of Greer, County of Greenville, State of South Carolina, being known as and more particularly described as follows:

"All that certain parcel or lot of land situated on the east side of Pine Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina designated as Lot No. 10 of the Leila W. Cunningham property according to plat recorded in Plat Book "G", Page 212, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

John M.K. H.M.R.

BEGINNING at an iron pin on east side of Pine Street, corner of Lot No. 9 and running thence along line of Lot No. 9, S. 72-20 E. 126.7 feet to an iron pin; thence N. 17-40 E. 53 feet to a stake; thence N. 2-50 E. 41 feet to an iron pin, corner of Lot No. 11; thence along line of same, N. 87-10 W. 125 feet to east side of Pine Street; thence along said street, S. 2-50 W. 15 feet to bend; thence S. 16-03 W. 47 feet to the beginning corner."

THE TERMS AND CONDITIONS OF THIS OPTION ARE AS FOLLOWS:

This option shall be for a period of Twenty-two (22) months and shall exist and continue through 12:00 noon on the 31st day of December, 1981.

The purchase price shall be \$10,000.00 plus assumption of the mortgage (Woodruff Federal Mortgage) balance as of the date of closing. The terms of sale shall be cash on closing.

It is expressly agreed by the parties herein that this option agreement shall be binding upon the personal representatives, heirs, and assigns of the Seller.

Seller agrees not to encumber the within property by mortgage or other lien.

Buyer and Seller agree that this Option agreement shall not be assignable or transferable by either party. If the option is not exercised within the time provided herein and a deed recorded in twenty (20) days, this option shall be null and void.

Upon the exercise of this option, which exercise shall be by delivery of written notice to Mason K. Edwards at Post Office Box 763, Greer, South Carolina 29651, within the option period, the Seller shall execute and deliver to the Buyer a good and sufficient deed conveying title to the property free and clear of all encumbrances except ad valorem taxes for the year in which the property is conveyed (the taxes for the real property are to be prorated on a calendar year basis to the date of final settlement and any taxes for personal property are to be paid by the Seller or if not then payable credit to the Buyer), zoning regulations, restrictive covenants and easements of record, if any; and such other conditions as may be hereinafter stated.

If this option be exercised as herein provided, the purchase price shall be paid and each party shall execute any and all documents or papers that may be necessary within twenty days from date of delivery of said notice unless extended as herein provided.

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