

United States mails a written notice thereof addressed to Optionor at Route 5, Box 309, Greer, South Carolina 29651, or by delivering to Optionor personally written notice of such exercise.

Optionor hereby covenants that Optionor is the owner of said premises and has the right to convey same and further covenants that so long as this option is in effect Optionor will take no action which will adversely affect the title to the premises.

The parties hereto mutually agree as follows:

1. The purchase price to be paid to the Optionor by the Optionees for the above described premises shall be Forty Two hundred dollars  
(\$4,200.00) per acre  
Dollars, plus any accrued interest on the above referenced Note.

2. Terms of payment shall either be cash upon delivery of deed with proration of taxes and rents to date of delivery of deed with Optionor conveying to Optionees a fee simple title to the real estate above described by general warranty deed, properly stamped and with dower properly renounced, free and clear of all liens and encumbrances or a Bond for Title upon terms to be negotiated at the time of exercise of this option.

3. Upon exercise of the option granted hereunder, Optionees shall have a reasonable time after notice of such exercise to examine, perfect and insure the title to said real estate and Optionees' obligation to accept a conveyance thereto and to pay the consideration therefor shall be conditioned upon Optionor's ability to convey a fee simple title to the premises, free and clear of all liens and encumbrances.

If Optionees cancel this option or decline to accept title to the above described premises under the provisions of this paragraph 3, all deposits shall be refunded to Optionees by Optionor, whether or not notice of exercise of this option shall have been given.

In case of objections to title which may be satisfied by the payment of a fixed sum, Optionees may pay the same and deduct the amount of said payment from the purchase price; in case of objections to title which may not be so satisfied, Optionees may take whatever action may be necessary to clear such objections, with the right in Optionees to deduct the cost