

4. In the event this option is timely and duly exercised by the Optionees, Optionors shall execute and deliver to Optionees, within the time provided in the contract set out above, at the law offices of I. Henry Philpot, Jr., 115 Broadus Avenue, Greenville, South Carolina, or some other law office designated by the Optionees, a general warranty deed conveying good and marketable fee simple title to the subject premises, free and clear of all defects, liens and encumbrances, excepting only property taxes for the year in which such sale is consummated, with such taxes to be pro-rated as of the date of closing on the following described property:

ALL that certain piece, parcel, or tract of land, containing 1.5 acres, situate, lying and being on the western side of Cunningham Road, Greenville County, South Carolina, being shown and designated on a Plat of Property of GEORGE E. BALLENGER and ARVENIA M. BALLENGER, prepared by W. R. Williams, Surveyor, dated August 1978, revised February 24, 1983, to include Lots 3-A and 3-B, and having, according to said Plat, the following metes and bounds:

BEGINNING with a spike in the center of Cunningham Road and running thence with the line of Lot 3-B, N 54-51 W, 249.8 feet to an iron pin; thence with the rear line of Lot 3-B, N 35-48 E, 273.9 feet to an iron pin in the center of Road Right of Way; thence with said Right of Way, S 54-51 E, 249.9 feet to a nail and cap in the center of Cunningham Road; thence with Cunningham Road, S 35-48 W, 263 feet to a spike, the point of beginning.

THIS OPTION AGREEMENT shall be binding upon and inure to the benefit of the OPTIONORS and the OPTIONEES, their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 4th day of March, 1983.

IN THE PRESENCE OF:

I. H. Philpot, Jr.

Paul Drake

Mark R. Ballenger  
Mark Ronald Ballenger

Patricia M. Ballenger  
Patricia M. Ballenger  
OPTIONORS

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