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DONNIE S. TAKKERSLEY
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) FIRST REFUSAL OPTION TO PURCHASE REAL ESTATE

The undersigned HABIB AGHDAMI and LISA B. AGHDAMI, of Travelers Rest, South Carolina, hereinafter referred to as OPTIONORS, as part of the consideration for the transfer to them of the property described below by RONALD M. BALLENGER and MARY M. BALLENGER, of Travelers Rest, South Carolina, hereinafter referred to as OPTIONEES, that OPTIONORS hereby give and grant to OPTIONEES the first refusal right to purchase the property described below on the following terms and conditions:

1. In the event the Optionees shall receive a bona fide offer to purchase the said premises during the term of this option as set forth below, and such offer to purchase shall be satisfactory to the Optionors, the Optionors agree to give to the Optionees the privilege of purchasing the premises at the price and on the terms of the offer so made, said privilege to be given by a notice sent to the Optionees by registered mail directed to the Optionees at Route 2, Travelers Rest, SC 29690 (or to a new address supplied the Optionors), requiring the Optionees to accept in writing and to sign a suitable form of Contract to Purchase within the period of 45 days after the mailing of such notice.

In the event of failure of the Optionees to exercise such Option to Purchase or sign such Contract within the said period, then and in that event, the Option to Purchase by the Optionees shall thereupon be null and void and the Optionors shall Purchase at liberty to sell the below described property to the purchaser set forth in the above referred to bona fide offer under the exact terms and conditions set out therein.

2. This option shall continue for a period of thirty (30) years, commencing upon the date of the Option Agreement, and may be released by written instrument signed by the Optionees.

3. This option to purchase under the terms set out above may be exercised by the delivery of timely notice thereof in writing to Optionors at _____
Route 2, Travelers Rest, SC 29690, or to a new address supplied by
Optionors. Any payments to Optionors may be made at the same address.

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