

1190-207

FILED
GREENVILLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OPTION

THIS OPTION AGREEMENT made and entered into by and between RALPH E. FICKENWORTH and BURMA H. FICKENWORTH, hereinafter referred to as Optionor, and CENTURY-21, BENTLEY AND CASE REALTY, INC., hereinafter referred to as Optionee.

THAT THE OPTIONOR does hereby give, grant, extend and convey to Optionee, its successors and assigns, for the sum of Ten (\$10.00) Dollars and other good and sufficient consideration, the receipt of which is hereby acknowledged, an exclusive and irrevocable option and right to purchase the below described property upon the following terms and conditions:

1. The period of this option shall be six (6) months from the date of execution of same. The Optionee must give written notice to the Optionor prior to the expiration of said six (6) month period in order to exercise its rights hereto.
2. Upon written notice from Optionee to Optionor being given, the transaction must be closed no later than thirty (30) days therefrom.
3. In the event Optionee exercises this option, the purchase price for the below described property shall be Fifteen Thousand (\$15,000.00) Dollars cash plus assumption of that mortgage granted to the United States of America, Farmers Home Administration, United States Department of Agriculture dated March 12, 1973 and recorded in the RMC Office for Greenville County, South Carolina on March 12, 1973 in Mortgage Book 1269 at Page 385 and having an approximate balance of \$ 16,037.68.
4. During the period of this option, the Optionee agrees to make monthly payments on said mortgage and also all expenses for maintenance, taxes, insurance, etc.
5. Upon exercise of the option, the Optionor agrees to convey a good and marketable title to the property to Optionee or its successors and assigns by fee simple, warranty deed in recordable form with the dower renounced, free and clear of all liens and encumbrances excepting the mortgage mentioned hereinabove, the subdivision restrictions and customary exceptions for rights-of-ways and easements.
6. The Optionee shall be responsible for payment of all closing costs, recording fees, taxes and other incidental expenses, with the exception of termite inspection letter to be supplied by Optionors.
7. The sufficiency and marketability of the title to the property shall be examined and certified by an attorney hired by the Optionee, and Optionor agrees to cooperate in order to remove or collect any objections or defects as necessary in order to clear the title.
8. The Optionor agrees to maintain adequate fire and extended coverage insurance on the property during the period of the option. In the event the option is exercised the Optionee, then all rights,

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