

STANDARD OPTION CONTRACT

This ~~option~~ ^{filled} agreement is made on the 28th day of July, 1983 between: John T. Bayless Jr
GREENVILLE CO. S. C. a Registered Real Estate Broker, licensed in the State of South Carolina who is taking title on the below
~~described in~~ ^{his personal investment account for profit.} All parties warrant they understand and agree that
the above party is acting solely in his own interests and as agent for no other party. Any listing agreement which may
be in effect, implied or otherwise expressed is hereby cancelled, rescinded and voided. No fees will be
paid or received by any party to this agreement. The above Broker shall henceforth be referred to as "Optionee" and
the owner of the property as "Optionor".

LEGAL DESCRIPTION: Lot 18 Block E on a plot of Fair Heights
Plot Book F Page 257
STREET ADDRESS: 111 Brookdale Ave, Greenville, SC 29607

_____ henceforth referred to as the premises
and whereas Optionor desires to grant and Optionee desires to receive an option to purchase the premises. Now,
therefore, in consideration of Ten Dollars

_____ (\$/0⁰⁰) and other good and valuable consideration, it is agreed as follows:

(1) Optionor grants to Optionee, its successors and assigns, the right to purchase the premises at any time after August 1, 1983
19____ and prior to June 1, 1992, upon at least () days prior written notice to Optionor at the last address provided by Optionor
to Optionee in writing. (Notice, if mailed, shall be by certified mail and shall be deemed to have been given upon the day following postmark of the
certified mail receipt.) Upon expiration, the owner shall retain any consideration as full liquidated damages and all obligations of each party shall
terminate.

(2) In the event the option is exercised:
(a) The closing of title shall be held at George Thomas Attorney
at 11 AM (time), on the date designated by the Optionee in the notice of the exercise of the Optionee's option.

(b) The purchase price for the premises shall be Sixteen thousand Nine hundred seventy 00
to be paid on the closing date, as set forth in the following manner: first, the option consideration shall apply to purchase price, of which the
balance shall be paid in the following manner: \$1500 cash and the balance of \$15,470.00
subject to the mortgage to Colonial

It is further mutually agreed that 90 % of the total rental payments shall be credited toward the purchase price. Optionee reserves the right
to prepay all or any part of the principal sum remaining due and such payment shall be applied first to interest, then to principal balance; said
payment can be made without penalty at any time.

(c) Upon receipt of the consideration noted above, all parties agree to execute and to place into escrow with a disinterested third party within
30 days of this agreement all instruments required by law to convey all interest in said premises to the Optionee or his assigns or nominees
provided that all terms and conditions of this agreement have been met as heretofore agreed in this agreement. The Optionee shall deposit a fully
executed and recordable quit claim deed which shall be conveyed to the Optionor in the event this option is not exercised within the time period
prescribed above. Upon delivery of a certified check to the escrow holder above, he/she shall be directed to convey title by delivering a warranty
deed as directed by the Optionee as evidence of clear title subject only to those encumbrances, covenants and restrictions listed herein. In the event
a preliminary title search does not meet Optionee's approval, the above noted consideration shall be returned to Optionee.

(d) The Optionee has the right to sell, assign, pledge as collateral and transfer all his interest in this option agreement and to sub-lease the
premises in the event Optionee is leasing. The option contained herein is not contingent upon the tenant's satisfactory performance of the lease,
being a separate agreement which shall extend to the end of the original lease period plus any renewals or extensions thereof, but in no instance
beyond 30 years.

(e) In the event of any default in payment of any mortgage on the above described property, or in failure to pay taxes when due; or to keep the
property fully insured against loss by fire, windstorm, flood or natural disaster in an amount of no less than fair market value until the time of
transfer; or in the event of any impairment to the title, by liens or encumbrances, or by any physical deterioration, normal wear and tear excluded,
which reduces the value of the Optionee's interest: title to the premises shall pass immediately to the Optionee or his assigns, without further
compensation to the Optionor. Any insurance proceeds in case of loss at option of Optionor shall be allowed to Optionee who shall take the
property in accordance with this contract notwithstanding any injury or destruction of said buildings or the Optionor shall return the improvements
to their configuration, condition and functional utility as they now exist.

(f) In the event of foreclosure or bankruptcy, the Optionor's rights of redemption on the premises shall transfer to the Optionee without further
compensation and this option shall serve as a conveyance without further actions by the Optionor.

(g) This option is binding on the heirs, assigns, trustees and successors, or the Optionor in the event of its death or incompetence.
Conveyance of any rights, leases, or lien holder interest conveyed after the date of this option shall be extinguished when it is exercised.

(h) Optionee, or his designee, shall have access to the above premises for the purpose of inspection, appraisal, or of showing the premises to
prospective purchasers or tenants, and shall further have the right to place a sign upon the premises during said time period offering the property
for sale or lease.

(i) Additional agreements: _____

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