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6. The Optionor shall at closing convey the property by general warranty deed free of all assessments, liens and encumbrances of every kind and nature and all rights of way, easements, restrictive covenants and conditions and tenancies unto the Optionees or their assigns. At closing all city and county property taxes shall be prorated as of date of delivery of the deed. In the event of the exercise of this option, the Optionor represents as a condition of the closing that the heating and air conditioning, electrical and plumbing systems and all appliances connected with any improvements on the real estate are operative and functional for their intended purposes as of the date of closing and that such improvements are free of termite or other wood destroying insects as of the date of closing, but the duty and expense shall be upon the Optionees to verify the same prior to closing, otherwise no liability shall rest with regard to the same upon the Optionor. If verification indicates that the systems are not operative and functional as of the date of closing and if any improvements on said real estate are subject to structural damage caused by termites or other wood destroying insects, then the same shall be made operative and functional or repaired at Optionor's expense prior to closing.

7. At closing the Optionor shall pay for documentary stamps and conveyancing taxes on the deed and for the cost of the preparation of the deed. Any real estate commission or brokerage fees of any kind shall be paid by the Optionor.

8. The Optionees may enter on said real estate at reasonable times for the purposes of making inspections as called for herein and for the further puposes of appraisals which may be required by a prospective lender.

9. Optionor further agrees to assume all risk of damage to the within described property prior to closing. If the property is materially damaged before Optionees take possession, Optionees may revoke this option and the same shall be considered null and void and of no effect.

10. All notices required hereunder to be given to the Optionor shall be given to the Optionor at the following address:

Aaron Knecht
c/o Berdie M. Knecht
53 4th Ave.
Greenville, SC 29611

RECORDED IN DEED BOOK

2-A-8287