STATE OF SOUTH CAROLINA) OLLIE F TONE WORTH . BOOK 598 PAGE 535 OPTION TO PURCHASE REAL ESTATE COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that I, Oscar Davis, being the owner of the property hereinafter described, (hereinafter referred to as the Grantor), in consideration of the sum of ONE THOUSAND DOLLARS(\$1,000.00) to me in hand paid, receipt whereof is hereby acknowledged, do hereby grant and extend to Derby Heights Inc., (hereinafter referred to as Grantee), the exclusive option to purchase for the period commencing on the date of the execution of this instrument and expiring one year after date, the following described parcel of real estate:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known as Tract No. 8 in the division of the property of the estate of Lemuel Davis, deceased, as shown by plat and survey of W. J. Riddle, November 1944, and recorded in the Office of R. M. C. for Greenville County in Plat Book P, Page 23, and according to said plat having the following metes and bounds, to wit: BEGINNING at an iron pin corner of Tract No. 9 of Lemuel Davis Estate(conveyed to Janie Davis Kochle) and running thence along the line of said Tract No. 9 S. 58-20 E. 438 feet to a point; thence S. 31-30 W. 1328 feet to an iron pin; thence N. 87-30 W. 495.5 feet to a stone; thence N. 31-30 E. 1515 feet to the beginning corner and containing 13.75 acres, more or less. This is the same property conveyed to Osear Davis by deed of E. Inman, Master by deed recorded in the R. M. C. Office for Greenville County S. C. in Book 252, page 412.

This option shall be exercisable by Derby Heights Inc. by depositing in the regular course of the U. S. mails a written notice thereof addressed to Oscar Davis, 1002 Theodore St. Detroit 11, Michigan.

If this option is exercised, the parties hereto mutually agree as follows:

- 1. The consideration to be paid to Grantor by Grantee shall be the sum of \$15,500.00(Fifteen Thousand Five Hundred Dollars).
- 2. Terms of payment shall be cash upon delivery of deed with the Grantee to be given credit for the \$1,000.00(One Thousand) paid for this option and with the proration of taxes and rents, if any, to the date of the deed.
- 3. Grantors will convey the real estate above described to Grantee by general warranty deed.
- 4. Grantee shall have a reasonable time to examine, perfect and insure the title to said real estate and Grantee's obligation to accept a conveyance thereto and to pay the consideration therefor shall be conditional upon the perfection of such title.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of April 1958.

IN THE PRESENCE OF:

MANA

Oscar Davis

_(L.S.)

Bertha L. Orange