OPTION TO PURCHASE	
consideration of the payment by David D. Douglas,	
2,500.00 Two thousand five hundred	l and No/100ths DOLLARS'.
hereinafter referred to as Optioner, grants ity of Greenville County of Greenville County of Greenvils Isocribed as Lot 13, Montis Drive (124 Montis I	to Optionee an option to purchase the real property situated in the ille , State of South Carolina
escribed as Lot 13, Montis Drive (124 Montis I	)/IVE)
or a PURCHASE PRICE OF \$ 35,070.00 (Thirty-five topon the following TERMS and CONDITIONS:	thousand seventy & NO/IUUTHS DOLLARS,
AN additional \$2500 in cash at closing gage to Fidelity Federal and Payoff or associated Enterprises. Optionor agrees to they shall occupy the premises; Optionee as	make all mortgage payments as long as grees to make all mortgage payments
Finish painting the exterior of the home a	hand finish remodeling the upstalls be home, they shall keep it properly
oprional and taxes and insurance in force Oprionor hereby agrees to make all more	tgage payments to Fidelity Federal Enterprises, Inc., until the closing
by Optionee. OPTIONEE shall have the right	nt to close under a Bond for fitte,
ive and payable one (1) year from date of cight to require Optionee to close the with 1981, by giving such a request to Cutioned ENCUMBRANCES: In addition to any encumbrances referred to above. Optionee shat and 2) Covenants, conditions, restrictions, reservations, rights, rights of way and easintended use of the property.	by a ninety(90) day written notice.  It take title to the property subject to: 1) Real Estate Taxes not yet due sements of record, if any, which do not materially affect the value or
The amount of any bond or assessment which is a lien shall be Xi paid, \( \) assume	d the Optionee to examine the title to the property and to report in
writing any valid objections thereto. Any exceptions to the title which would be disc accepted unless reported in writing within said 15 days. If Optionee objects to any exceptions at his can expense within 60 days thereafter. But if such exceptions cannot under may, at the election of the Optionee, terminate and end, and the option payment	closed by examination of the records shall be deemed to have been sptions to the title, Optionor shall use all due diligence to remove such be removed within the 60 days allowed, all rights and obligations here t shall be returned to Optionee, unless he elects to purchase the property
Title shall be in the form of I a policy of title	insurance, cther: N/A to be paid for by to be paid for by
whichever is later, both parties shall deposit with an authorized escrew holder, to be the sale in accordance with the terms and conditions hereof.	selected by the Optionee, all funds and instruments necessary to complete
Possession: Possession shall be delivered to Optionee: XI Upon recordation of the deed. After recordation, but not later than month Unless Optioner has vacated the premises prior to recordation of the deed. Optioner agrees to pay Optionee \$ 318.00 per Key from recordation to date possession is delivered and to leave this sum in escrew, to be disbursed to the persons entitled thereto on the date possession is delivered.  PRORATIONS: Rents, taxes, premiums on insurance acceptable to Optionee, interest and other expenses of the property to be prorated as of recordation of PRORATIONS: Rents, taxes, premiums on insurance acceptable to Optionee, interest and other expenses of the property to be prorated as of recordation of PRORATIONS: Rents, taxes, premiums on insurance acceptable to Optionee.	
PRORATIONS: Rents, taxes, premiums on insurance acceptable to Optionee, interest deed. Security deposits, advance rentals or considerations involving future lease credit deposits.	its shall be credited to Optionee.
MAINTENANCE: Until possession is delivered Optionor agrees to maintain heating, equipment in normal working order, to keep the roof watertight and to maintain the NOTICES: By acceptance hereof, Optionor warrants that he has no notice of violatic	
and the second of the second o	
EXPIRATION OF OPTION: If not exercised, this option shall expire	
exercise of option: The option shall be exercised by mailing or delivering we an additional payment, on account of the purchase price, in the amount of 2500.00 . Two thousand five hundr	ed and No/100ths
for account of Optionor to the authorized escrew holder referred to above, prior to the Notice, if mailed, shall be by certified mail, postpage prepaid, to the Optionor at	e expiration of this option.  the address set forth below, and shall be deemed to have been given upon
Notice, it maked, shall be by certified high, postpage preparation the option the day following the day shown on the postmark of the envelope in which such notice.  In the event the option is exercised, the consideration hereinabove receipted for be	C 13 11 211 C
RECKERAGE FEE: Upon execution of this option the Optionor agrees to pay to	lone
the Areat in this transaction, the sum of b	DOLLARS) and in the event the option is exercised, Optionor
agrees to pay Agent the additional sum of \$	DOLLARS!
n o	DATED: July 9, 1980
James A. Mullings Optioner	David D. Douglas
Loretta M. Mullinax	Optionsee
IN THE PRESENCE OF: XXXX	Phone
Winess Augustans AXX	(SEE REVERSE SIDE) Agent's Address
Atness	Acast's Phone

FCPM 303 (5-14-74)

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