

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

CONTRACT AND OPTION

This contract entered into by and between W. N. Anderson, Sr. hereinafter referred to as the seller, and Charles S. Chandler, hereinafter referred to as the purchaser:

W-I-T-N-E-S-S-E-T-H

That in and for the considerations hereinafter expressed the seller does hereby grant unto the purchaser the exclusive option of purchasing four (4) lots of land for the total sum of Two Thousand Eight Hundred and no/100 (\$2,800.00) Dollars, said lots being described as follows: Lots nos. 70, 71, 72 and 73, Block D., Paris Heights according to plat recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 65.

It is understood by and between the parties hereto that the following lots have an agreed value as follows:

Lot no. 70 -	\$	800.00
Lot no. 71 -	\$	800.00
Lot no. 72 -	\$	1,000.00
Lot no. 73 -	\$	200.00

It is understood and agreed by and between the parties hereto that upon the receipt of Three Hundred Seventy-Five and no/100 (\$375.00) Dollars in addition to the Twenty-Five and no/100 (\$25.00) Dollars already paid as binder, totaling Four Hundred and no/100 (\$400.00) Dollars together with a note in the sum of Seven Hundred and no/100 (\$700.00) Dollars, the seller does hereby agree to convey unto the purchaser lot no. 70 above described with the understanding that said purchaser shall make every reasonable effort to obtain an FHA or VA commitment in connection with a proposed dwelling to be constructed on said lot no. 70. It is understood and agreed, that the purchaser herein will make his Promissory Note in the amount of Seven Hundred and no/100 (\$700.00) Dollars payable in ninety (90) days from the date of delivery of a deed to lot no. 70 from the seller and in the event that an FHA or VA commitment cannot be obtained, said note and the Four Hundred and no/100 (\$400.00) Dollars binder shall be returned by the seller to the purchaser.