

THIS AGREEMENT made and entered into the 14TH day of FEB., 1973, by and between HELEN H. JONES, 740 Parkins Mill Road, Greenville, South Carolina 29607 of the County of Greenville State of South Carolina, hereinafter called "First Party", and GULF OIL CORPORATION, a corporation organized under the laws of the State of Pennsylvania, hereinafter called "Second Party",

WITNESSETH:

WHEREAS, First Party is the owner of, or is about to become the owner of, the following described property situate in or near the City of Greenville, County of Greenville, State of South Carolina:

BEGINNING at an iron pipe on the Southwest side of said Augusta Street at the Northeast corner of Lot No. 13 of the O. P. Mills property as shown on Plat thereof recorded in R.M.C. office for Greenville County in Plat Book "C" page 176 and running thence with said Augusta Street S. 47-57 E. 139 feet to an iron pipe on corner of property belonging to Standard Oil Company; thence with the line of said property S. 42-53 W. 142.7 feet to an iron pipe; thence N. 14-00 W. 51.1 feet to an iron pipe; thence S. 76.00 W. 78.4 feet to an iron pipe; thence N. 47-52 W. 53.3 feet to an iron pipe corner of said Lot No. 13 of the O. P. Mills property; thence with the line of said Lot N. 42-53 E. 179.9 feet to the beginning corner.

Less and except that portion thereof conveyed to South Carolina Highway Department by Deed dated April 15, 1935.

AND WHEREAS, First Party does hereby sell and convey to Second Party the first option to purchase the above described property at any time during the term beginning on the 14 day of FEBRUARY, 1973, and terminating on the 13 day of FEBRUARY, 1983.

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) and other valuable considerations, it is agreed by and between the parties hereto that if First Party shall, at any time during the term of this option, receive one or more offers to purchase the above described premises, and any such offer is acceptable to First Party, then First Party shall give Second Party written notice of such offer, stating the name and address of the offeror and the price, terms and conditions of such offer, and Second Party shall have sixty (60) days after receipt of said notice in which to decide whether or not it desires to buy the said premises at the price offered. Should Second Party elect to purchase the said premises, written notice of such decision shall be given First Party prior to the expiration of said sixty (60) day period, subject to good marketable title and the ability of Second Party to obtain all desired building, construction or other necessary permits. Upon written notice to First Party by Second Party that the latter will exercise its option to purchase, Second Party may immediately obtain a title insurance policy from a reliable title insurance company or an opinion of title by a competent attorney of its own choosing, which shall show the premises free and clear of all liens and encumbrances whatsoever with a good marketable title in First Party. However, if the title is not clear, First Party agrees,

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FILED
GREENVILLE CO. S. C.
FEB 15 12 45 PM '73
DOMMIE S. TANKERSLEY
R.M.C.