

and 76/100 (\$1,165.76) Dollars against Building Systems, Inc. in favor of Commission for South Carolina Employment Security, and recorded in the Clerk of Court's Office for Greenville County, South Carolina, on Roll #79-5866.

15. Judgment in the amount of One Hundred, Thirty-One and 86/100 (\$131.86) Dollars against Building Systems, Inc. in favor of Carsons Nut and Bolt, and recorded in the Clerk of Court's Office for Greenville County, South Carolina, on Roll #80-24.

16. Judgment in the amount of Four Hundred, Twenty-Nine and 70/100 (\$429.70) Dollars against Building Systems, Inc. in favor of the South Carolina Tax Commission, and recorded in the Clerk of Court's Office for Greenville County, South Carolina, on Roll #80-539.

This Option is subject to the following terms and conditions:

1. Optionees shall pay for deed and documentary stamps.
2. Property taxes shall be prorated at closing.
3. This Option may be exercised by Optionees by giving written notice to Optionors of Optionees intent to exercise the Option and closing of the Property shall occur within forty-five (45) days from the date of such notice.
4. Optionors shall convey the Property to Optionees at closing by good fee simple warranty deed with marketable title subject to the mortgages, all plats, covenants, restrictions, setback lines, roadways, easements and rights of way affecting the Property.
5. The Option Fee is non-refundable.
6. Optionors represent to Optionees that the only real estate commission or fee required to be paid in the transaction contemplated by this agreement is a commission to be paid by Optionees to The Furman Company and Optionors hereby agree to save and hold Optionees harmless from claims of any other real estate fees or commissions claimed as a result of the transaction contemplated by this agreement.

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