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LAW OFFICES OF THOMAS C. BRISSEY, P.A.

FILED
GREENVILLE S.C.

REALTY WORLD
Armand Curtis Co. MAY 5 2 47 PM '83

OPTION TO PURCHASE

DONNIE S. TANKERSLEY Greenville S.C. ^{del} ~~APRIL 1~~ ^{del} ~~March~~ 19 82

In consideration of the sum of ^{R.M.C.} Five Thousand and no/100 Dollars (\$ 5,000.00)

receipt of which is hereby acknowledged from Donald C. Slaughter optionee, in hand paid to Elaine C. Taylor

optionor, said optionor does hereby give, grant and extend to

said optionee Donald C. Slaughter

or assigns, the exclusive option to purchase for (See terms and conditions below) days from the date hereof the following described property.

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 340, Section I, Sugar Creek, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, Page 86, and having, according to said plat, such metes and bounds as appear thereon.

for the total sum of One Hundred Two Thousand ~~Five Hundred and no/100~~ ^{it 10} Dollars (\$ 102,500.00) ^{del} ~~800~~

less the sum paid for this option and any extension(s) or renewal(s) thereof, payable on the following terms and conditions:

- (a) Balance of purchase price shall be paid in cash at time of closing.
- (b) Optionor and Optionee have simultaneously herewith entered into a Lease Agreement whereby Optionee has leased this property described herein from Optionor for a period of eighteen (18) months. Terms and conditions of said Lease Agreement are incorporated herein by reference and made an integral part hereof. In the event that Optionee defaults under the terms and conditions of said Lease Agreement, then and in that event, Optionee's right to purchase granted herein shall immediately be terminated. (SEE BELOW)

This option may be exercised by the optionee by giving written notice to the optionor at the above address.

The exercise of this option requires the optionor at the option of the optionee to convey the above-described property by good fee simple warranty deed with marketable title. The optionor is responsible for any and all damage to the improvement before closing. Optionor agrees that

Realtors are the procuring cause in this transaction and upon the option being exercised they have earned and are due the real estate fee of _____ Dollars (\$ _____) payable on or before closing.

This option embraces the entire agreement between the parties.

IN WITNESS WHEREOF the optionor has hereinto set his hand and seal

OPTIONOR (S)

Elaine C. Taylor (L.S.) Elaine C. Taylor (L.S.)
Barbara A. Bolt (L.S.) _____ (L.S.)



This is a legally binding contract. If not understood, seek further advice.
The printed matter in this form approved by The South Carolina Association of Realtors

In event the Optionee desires to exercise this Option at any time within the eighteen (18) months period the Lease Agreement referred to above will be cancelled simultaneously with the closing of the transaction.

(CONTINUED ON NEXT PAGE)

(195) 534.3-1-182 (note)

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