



OPTION TO PURCHASE

This OPTION TO PURCHASE ("OPTION") made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, between \_\_\_\_\_ as Seller ("OPTIONOR"), to \_\_\_\_\_ as Buyer ("OPTIONEE").

WITNESSETH, that Optionor for and in consideration of the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) (the "Option Money") to Optionor in hand paid by the Optionee, receipt of which is hereby acknowledged, does hereby give and grant unto the Optionee, Optionee's heirs, successors, assigns or representatives, the exclusive right and option to purchase all of that certain plot, piece or parcel of land, together with all improvements located thereon, in the City of \_\_\_\_\_, County \_\_\_\_\_, State of South Carolina, being known as and more particularly described as follows:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Subdivision \_\_\_\_\_

Address \_\_\_\_\_

Tax Map \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

County of \_\_\_\_\_, State of South Carolina

The terms and conditions of this Option are as follows:

1. OPTION PERIOD: This Option shall exist and continue until \_\_\_\_\_ o'clock \_\_\_\_m. on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ ("Option Period"). TIME IS OF THE ESSENCE.

2. EXERCISE: At any time during the Option Period, Optionee may exercise this Option by hand delivery or deposit of written notice by certified or registered mail, return receipt requested, to Optionor at the following address:

Optionor: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

3. CONTACT UPON EXERCISE: Upon exercise of this Option, the terms of purchase and sale shall be as set forth on EXHIBIT A attached hereto and incorporated hereby referenced (Attach completed "Agreement to Buy and Sell Real Estate", as Exhibit A to set out the terms of purchase and sale upon exercise).

4. **APPLICATION OF OPTION MONEY:** The Option Money [ ] shall [ ] shall not be applied to the purchase price at closing if this Option is exercised. If this Option is not exercised, the Option Money will be retained by Optionor.

5. **OTHER CONDITIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IN WITNESS WHEREOF**, Optionor has hereunto set his/her hand and seal, or if Optionor is a corporation has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the date and year first above written.

\_\_\_\_\_  
(Corporate Name)

By: \_\_\_\_\_  
President

\_\_\_\_\_  
Seller/Optionor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller/Optionor

\_\_\_\_\_  
Witness

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Buyer/Optionee

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer/Optionee

(CORPORATE SEAL)

\_\_\_\_\_  
Witness

**PROBATE**

STATE OF SOUTH CAROLINA

COUNTY OF \_\_\_\_\_

PERSONALLY appeared before me \_\_\_\_\_ and made oath that (s)he saw the within named \_\_\_\_\_, sign, seal and as \_\_\_\_\_ act and deed deliver the within written instrument, and that (s)he with \_\_\_\_\_, the other witness named above witnessed the execution thereof.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission expires: \_\_\_\_\_

**PROBATE**

STATE OF SOUTH CAROLINA

COUNTY OF \_\_\_\_\_

PERSONALLY appeared before me \_\_\_\_\_ and made oath that (s)he saw the within named \_\_\_\_\_, by its duly authorized officer, \_\_\_\_\_ as \_\_\_\_\_, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written instrument, and that (s)he with \_\_\_\_\_, the other witness named above witnessed the execution thereof.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission expires: \_\_\_\_\_

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