

State of South Carolina } Lease with Option to Buy  
County of Greenville }

This agreement entered into this August 26, 1935, by and between Frank N. Guinn and Mary H. Guinn, hereinafter referred to as parties of the first part and L. C. Dillinger, hereinafter referred to as party of the second part,

Witnesseth, that, in consideration of the rental herein after mentioned, the parties of the first part have granted, bargained and released, and by these presents do grant, bargain and lease unto the party of the second part for a term of one year a portion of Lot no. 6 of the Block of property shown by a plat recorded in Plat Book 6, at page 105, P. M. L. Office for Greenville County, State of South Carolina, said lot being on Mountain View Avenue, and being the same lot conveyed to them by W. B. Lavin on May 28, 1925 by deed recorded in Vol. 79, page 376, P. M. L. office for Greenville County, State of South Carolina and the party of the second part, in consideration for the use of said premises for the said term, promises to pay to the said lessors the sum of Fifty Dollars (\$50.00) cash and in addition thereto, the sum of Fortyfive Dollars (\$45.00) on October 1, 1935 and a like amount on the first day of each succeeding month until the amounts set forth herein shall have been paid in full and in the manner prescribed.

As a part of the consideration of this lease, it is further agreed that the party of the second part shall have the option to purchase the above described premises at a sum of Four Thousand, Two Hundred and Fifty Dollars (\$4,250.00) and that all payments hereunder, to wit: the sum of Fifty Dollars (\$50.00) cash and the further sum of Fortyfive Dollars (\$45.00) paid each month shall be applied upon the purchase price of as follows:

Thirtyone Dollars (\$31.00) each month shall be applied upon the payment of a certain mortgage executed by the parties of the first part here to the First Federal Savings and Loan Association of Greenville, South Carolina, recorded in Vol. 25, page 166, P. M. L. office for Greenville County, South Carolina Fourteen Dollars (\$14.00) shall be paid under a certain note of even date with these premises executed by the party of the second part to the parties of the first part in the sum of One Thousand, One Hundred and Forty six Dollars and seventyfour cents (\$1,146.74) with interest upon the amount of said note at the rate of six per cent per annum, to be computed and paid quarterly and interest not paid when due to bear interest at the same rate as the principal.

It is further agreed that, so long as the payments of the sum of Fortyfive Dollars (\$45.00) per month shall be made without default of more than thirty days, this lease shall be termed as a lease from year to year, and all payments made hereunder shall be applied to the purchase price of Four Thousand, Two Hundred and Fifty Dollars (\$4,250.00) as named above, but should the party of the second part become more than thirty days in arrears upon the payments as set forth herein; or fail to pay taxes and fire insurance premiums or to make necessary