

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE WITH OPTION TO PURCHASE

This agreement entered into this the 29th day of March, 1958, by and between J. Daye Dawson of Greenville, South Carolina, hereinafter referred to as the Lessor and Richard W. Johnson of Greenville, South Carolina, hereinafter referred to as the Lessee,

WITNESSETH:

That for and in the consideration of the mutual promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Lessor does hereby grant, bargain, demise and lease unto the Lessee, and the Lessee does hereby accept from the Lessor the following described property:

All that lot of land, with improvements thereon, in the State of South Carolina, Greenville County, Chick Springs Township, being known and designated as Lot No. 331 of a subdivision known as Chreokee Forest as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book EE, at Pages 78 & 79. Said lot fronts 100 feet on Elizabeth Drive and runs back in parallel lines a depth of 195 feet.

TO HAVE AND TO HOLD the above described premises unto the Lessee on a month to month tenancy commencing on the first day of April, 1958 and to terminate by either party giving the other one month's written notice previous to the time of the desired termination, or to be terminated as hereinafter agreed.

(2) That the Lessee hereby agrees to pay to the Lessor the sum of \$74.25 per month, payable in advance on the first day of each month, which payments amount to the exact sum of the monthly mortgage payments on the mortgage executed by the Lessor to C. Douglas Wilson & Company of Greenville, South Carolina.

(3) It is further understood and agreed that should any monthly instalment of rent be past due and unpaid for more than thirty (30) days, the Lessor may, at his option, declare this lease terminated.

(4) That the Lessee hereby agrees to take the premises just as it stands and that the Lessee be responsible during the term of this lease for any and all repairs of whatsoever nature. The Lessee further agrees to make no alterations in the premises nor to sublease the premises without first securing the written consent of the Lessor.

(5) That the Lessor does hereby grant unto the Lessee an option to purchase the above described property for a total consideration of \$15,500.00 to be exercised one year from the date hereof unless it is mutually agreed to sooner exercise said option. The Lessor further agrees to allow as a credit against said purchase price the payments made by Lessee to C. Douglas Wilson & Company which have been directly applied toward reducing the principal amount of said mortgage (it being specifically understood that no credit is given for other items such as payments on interest, taxes, insurance or repairs).

(Continued on next page)

MAR 31 10 45 AM 1958
R. M. C. OFFICE
GREENVILLE CO. S. C.