

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AND
CONTRACT OF SALE

FILED
GREENVILLE CO. S.C.
JUL 23 5 00 PM '76
CONNIE S. TANKERSLEY
R.H.C.

THIS AGREEMENT made and entered into at GREENVILLE, SOUTH CAROLINA, this 23RD day of JULY, 1976, by and between JAMES W. MAHON and MARGARET W. TURNER, hereinafter called the LESSORS, and WILLIAM C. FITCH and FRANCES S. FITCH, hereinafter called the LESSEES.

WITNESSETH:

THAT the Lessors have granted and leased, and by these presents do grant and lease, unto the Lessees that certain two (2) acre lot of land, with the improvements located thereon, situate on GOLF COURSE ROAD, ROUTE 4, BOX 79, PIEDMONT, SOUTH CAROLINA 29673, and designated on the County Auditor's Block Book Sheet 609.4, Block 1, as Lot No. 17.

TO HAVE AND TO HOLD the said premises unto the Lessees, their heirs and assigns, for the full term from AUGUST 16, 1976, until FEBRUARY 1, 1978, and yielding and paying therefor the monthly rental of THREE HUNDRED FIFTY (\$350.00) DOLLARS per month in advance on the SIXTEENTH (16TH) day of each month beginning AUGUST 16, 1976, and THREE HUNDRED FIFTY (\$350.00) DOLLARS on the 16TH day of each month thereafter through JANUARY 16, 1978.

And the Lessees, their heirs and assigns, for and in consideration of the premises, do covenant and agree to pay to the said Lessors, their heirs and assigns, the above stipulated rent in the manner herein provided.

IT IS FURTHER AGREED BETWEEN THE PARTIES HERETO THAT:

(1) This Lease and Contract shall not be assignable without the express written consent of the Lessors.

(2) The Lessees shall maintain and repair the buildings on said lot at their expense, and shall have the right to make alterations, changes and improvements as desired by them upon approval by the Lessors of the plans presented, which approval the Lessors shall not unreasonably withhold, and the Lessees further agree to pay for all improvements and to keep said pro-

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