

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.

LEASE AGREEMENT

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THIS LEASE AGREEMENT entered into at Greenville, South Carolina this the 28th day of October, 1976 by and between H. Glen Martin, Alease M. Martin, Selmer S. Norland and Dorothy M. Norland, hereinafter referred to as Landlord, and Brodie L. Martin, Jr., hereinafter referred to as Tenant,

WITNESSETH:

In consideration of the sum of One (\$1.00) Dollar paid by Tenant to Landlord, receipt of which is acknowledged, Landlord leases to Tenant and Tenant accepts from Landlord the property hereinafter described, subject to the following terms and conditions:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County and Township of Greenville, being known and designated as Lot 22 on Plat of PROPERTY OF DONALD E. BALTZ, prepared by Dalton & Neves, Sept. 1951, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at Page 46, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sharon Drive, joint front corner of Lots 22 and 23 and running thence N. 32-07 E. 150 feet to an iron pin at the joint rear corner of said Lots; running thence with the rear lines of Lots 22 and 17 S. 57-53 E. 75 feet to an iron pin; and running thence with the rear lines of Lots 20 and 21 S. 32-07 W. 150 feet to an iron pin on Sharon Drive; running thence with Sharon Drive N. 57-53 W. 75 feet to the point of beginning.

(1) This lease shall begin on the 28th day of October, 1976 and shall continue to remain in full force and effect as long as Tenant desires to live on the above described premises and is physically able so to do.

(2) The rental shall be the sum of One (\$1.00) Dollar per year payable in advance beginning on the 28th day of October, 1976.

(3) Tenant agrees to keep the property in good repair and maintain the yard in good condition during the term of this lease. Tenant also shall be responsible for all utilities.

(4) Landlord agrees to be responsible for all mortgage payments, real estate taxes and fire insurance premiums.

(5) This lease is personal to the Tenant and he may not assign his interest therein nor sublet all or any part of the premises.

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