STATE OF SOUTH CAROLINA   )
)   LEASE AND OPTION AGREEMENT

COUNTY OF GREENVILLE   )

THIS LEASE AND OPTION AGREEMENT entered into this 19TH

day of April, 1977, by and between E. DON ROTT, hereinafter

referred to as LESSOR, and JOHN PERKINS, hereinafter referred

to as LESSEE,

W I T N E S S E T H :

For and in consideration of the mutual covenants of

the parties hereto, Lessor does hereby lease to the Lessee

and the Lessee does hereby take and lease from the Lessor

the real estate owned by the Lessor and described as follows:

> All that piece, parcel and lot of land with
> all permanent improvements thereon designated
> as Lot 169 Debrham Court, Greenville, South
> Carolina and being identified in the Green-
> ville County TMS WG1.3, Block 1, Lot 159 and
> having the following approximate dimensions:
> 53.5x139.1x180x120x198.2.

This Lease and Option Agreement shall commence on

May 1, 1977 and continue for a period of three (3) years.

Lessee agrees to pay to the Lessor as rental for said

premises the sum of $1250.00 per month, with the first pay-

ment due on May 1, 1977, and payable on or before the 10th

day of each month, and the remaining payments due between

the First and Tenth day of each month therafter during the

course and term of this agreement. The payment will be dis-

bursed as follows: the amount of $748.04 payable to Fidelity

Federal Savings & Loan Assn. against principal and interest

and the balance of $501.96 to be paid in total for one year

in the amount of $6,023.52 to the Lessor, E. Don Rott at time

of execution of this lease. It is understood by and between

the parties hereto that if the option to purchase is executed

within the first year period, the residue from the advance

payment of $6,023.52, based on the monthly amount, will be

prorated and applied against the purchase price.

It is understood by and between the parties hereto

that the Lessee will make a security deposit in the amount

of $10,000.00 which will be held by the Lessor and if the