

GREENVILLE  
MARCH 20 PM '80  
DONOR: RUBY BRIDGES EISON  
R.M.C.

BOOK 1122 PAGE 420

STATE OF SOUTH CAROLINA)  
COUNTY OF GREENVILLE)

LEASE AND OPTION TO PURCHASE

This Lease Agreement is entered into this the 17<sup>th</sup> day of March, 1980, by and between RUBY BRIDGES EISON and VIRGINIA KIMBERLY EISON, hereinafter referred to as "Lessors" and MERLE TRAVIS SHELTON, hereinafter referred to as "Lessee".

WITNESSETH:

That in consideration for the rental below specified and of the covenants hereinafter stipulated, the Lessors agree to Lease to Lessee the premises located in Greenville County, South Carolina, on Altamont Road, being more fully described as:

All that lot of land in the County of Greenville, State of South Carolina, in Paris Mountain Township, known as Lot 5 on plat of property of D. R. Traver, recorded in plat book 00 at page 538, and having according to said plat, the following metes and bounds to wit:

Beginning at an iron pin on the northern side of Paris Mountain Road at the corner of other property of D. R. Traver and running thence N. 1-12 W. 115 feet to an iron pin; thence N. 63-43 E. 91 feet to an iron pin; thence S. 59-58 E. 138.3 feet to an iron pin; thence S. 20-52 W. 152 feet to an iron pin; thence along the northern side of said road N. 69-08 W. 155 feet to the point of beginning and being a portion of the same property conveyed to D. R. Traver in deed book 310 at page 363.

It is understood that the water line right of way set forth in deed book 331 at page 113 does not encroach upon the lot above described.

This is the same property, 477-1-5.1, that was deeded by D. R. Traver to Raymond Fred Eison, his heirs and assigns forever, on September 20, 1960, and duly recorded in the R.M.C. Office for Greenville County in Deed Book 659 at page 348, on September 23, 1960.

Lessors are the sole beneficiaries of the Estate of Raymond Fred Eison, the above-named grantee as is more fully evidenced by file of said Estate located in Greenville County Probate Court, Apartment 1573, File 16.

TERM: To have and to hold the demised premises unto the Lessee, his successors, heirs and assigns, for a term of six (6) years, commencing on the date of execution of this Lease aforementioned and continuing and ending six (6) years thereafter.

RENT: Rent for the term of this lease shall be the sum of One Hundred Fifty Dollars (\$150.00) per month beginning upon the execution of this lease and a like sum each and every month and continuing for the remainder of this lease.

LESSORS' RESPONSIBILITIES: Lessors hereby agree during the term of this lease, to pay all Greenville County real property taxes upon the premises and shall further carry sufficient homeowners insurance upon the premises to protect it against all hazards and perils.

LESSEE'S RESPONSIBILITIES: Lessee shall be responsible for all utilities and shall further be responsible for all the

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MARCH 20 1980  
RECORDS & CLERK  
GREENVILLE

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