

STATE OF SOUTH CAROLINA )  
COUNTY OF [REDACTED] )  
GREENVILLE

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S.C.

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DOWN  
RUSSELL

LEASE WITH OPTION TO PURCHASE

Charles E. Sanders, hereinafter called Lessor and Clara Wooten, Sara M. Hodge and James E. Hodge, hereinafter called Lessees, for and in consideration of the mutual promises herein exchanged and the monies herein expressed and paid by the Lessees to the Lessor; Lessor and Lessees agree as follows:

1. That Lessor does lease to the Lessees certain real property in the County of Greenville, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, being shown and designated on a plat prepared by R. E. Jordan, R.S., July 11, 1969, and being more particularly described as follows:

Beginning at an iron pin on C.C. Camp Road that leads to South Carolina Highway No. 14, and running thence S. 1-38 W. 120 feet to an old iron pin on the line of L. E. Hodge and Pearlene Hodge; thence along line of Hodge, S. 62-17 E. 111.3 feet to an iron pin; thence N. 10-57 W. 173.5 feet to an iron pin on bank of said road; thence along the bank of said road N. 88-28 W. 62.1 feet to an old iron pin, the point of beginning.

This being the same property deeded to the Lessor herein on March 25, 1981, by deed recorded in the RMC Office for Greenville County, South Carolina, herewith. Map reference No. 536.2-1-39.3.

2. That the term of this lease is for a period of ten (10) years with the Lessees having the option to purchase the said property in fee simple with dower duly renounced, at any time, from date, for the purchase price of One (\$1.00) Dollar and the payment of the lease indebtedness herein stated, if any exists, at the time of exercising the said option.

3. That as rental for the term of the lease, the Lessees will pay to the Lessor as follows:

(a) The sum of One and No/100 (\$1.00) Dollar in cash at the signing of this lease.

(b) The sum of Four Hundred, Seventy-Five and No/100 (\$475.00) Dollars beginning April 1, 1981, and continuing thereafter on the first day of each month for a period of ten (10) years. At the expiration of the ten (10) year lease period, the Lessees will have thirty (30) days to exercise their option to purchase the said property in fee simple for the purchase price of One and No/100 (\$1.00) Dollar. Time is of the essence in this agreement and no grace period is granted, and any grace period that may be extended will not waive this provision.

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