

This Lease Agreement made this the 8<sup>th</sup> day of  
September, 1981, between Robert and Martha Ballinger,  
hereinafter called the Lessor-Seller and G. Bryan Carroll,  
hereinafter called the Lessee-Purchaser.

WITNESSETH:

1. PREMISES: All those certain pieces, parcels  
or lots of land in the City of Greenville on the Northerly  
side of East Washington Street and designated as Lots 2 & 3  
on plat of property of Pride and Patton dated November 12,  
1908, and recorded in the Office of the R.M.C. of Greenville  
County, in Plat Book A, Page 442, and having, according to  
said plat, the following metes and bounds.

BEGINNING at an iron pin on the Northerly side of  
East Washington Street (formerly Washington Road) at the joint  
front corner of Lots land 2 and running thence with the joint  
line of said lots, N. 15 W. 212 feet to an iron pin on the  
Southerly side of a 10 foot alley; thence N. 69-35 E. 142  
feet to an iron pin at the joint rear corner of Lots 3  
and 4; thence with the joint line of said lots, S. 17-24 E.  
212 feet to an iron pin on the Northerly side of East  
Washington Street; thence with the Northerly side of  
East Washington Street, S. 69-35 W. 150.2 feet to an iron pin,  
the point of beginning.

2. TERMS: This Lease shall be for a one year term,  
beginning October 1, 1981, and running until October 1, 1982,  
at which time the Lessee-Purchaser will purchase the property  
in accordance with the terms set out in this document. The  
rent will be One Thousand Two Hundred (\$1,200.00) Dollars  
per month; said amount due on the 1st of October and thereafter  
the first day of each month until the property is purchased  
on or before October 1, 1982.

3. INSURANCE: The Lessee-Purchaser will be  
responsible for both the contents and insurance on the building  
itself. That on said policy of insurance, the Lessee-  
Purchaser shall have named both the 1st and 2nd Mortgage  
Holders.

4. TAXES: Taxes during the Lease period shall be  
paid by the Lessor-Seller and that the Lessor-Seller covenants  
that the taxes will be current at the time of the sale  
on October 1, 1982, and that they will be prorated as of that  
date.

5. MORTGAGE PAYMENTS: The Seller-Lessor covenants  
to keep the 1st and 2nd Mortgage payments current and that  
should said payments become delinquent he specifically  
authorizes the Lessor-Purchaser to pay rental monies to the 1st  
and 2nd Mortgage holders, in order that the property should

*Handwritten:*  
GCTO  
Witness  
CB  
D.O.

GCTO ----- OC1381 041

5.00CD

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