

HOUSE LEASE

COOR. 1101 PAGE 737

LANDLORD:

Anne Garrett

103 Holly Brook Way

Simpsonville, S. C. 29681

TENANT:

Peggy Thompson

4B Heritage Court, Richburg Rd.

Greenville, S. C. 29607

Property: 4B Heritage Court, Richburg Rd., Greenville, S. C. (condominium)

in the _____ of _____ County, S. C.

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT	SECURITY DEPOSIT
	BEGINNING	ENDING		
February 1, 1982	March 1, 1982	Feb. 28, 1983	\$ 355 PAYABLE IN ADVANCE ON THE 1st OF EACH MONTH	\$

The Landlord hereby leases to the Tenant, for the above term and rent, the property described above, subject to the conditions and agreements set forth below and on the reverse side hereof, and the Tenant agrees to pay such monthly rent as set forth above.

IN WITNESS WHEREOF, the Landlord and Tenant have signed and sealed this lease on the Date of Lease set forth above.

Landlord by Anne Garrett (L.S.)
formerly Anne Haun

Peggy Thompson (L.S.)
Tenant
Jan Sall (L.S.)
Witness

For consideration of one dollar (\$1.00) receipt of which is hereby acknowledged, I hereby give Peggy Thompson the exclusive option of leasing the above property for another term of one year beginning on March 1, 1983 and ending February 28, 1984. The monthly rental payment will be \$355.00 plus or minus any change in the condominium regime fee. The current regime fee being \$55.00.

For consideration of one dollar (\$1.00) paid to me, receipt of which is hereby acknowledged, I hereby give to Peggy Thompson, her heirs and assigns, the exclusive option of buying, for the price of forty seven thousand five hundred dollars (\$47,500.), the following described real estate with the improvements thereon, situated in the County of Greenville, State of South Carolina. (address) 4-B Heritage Court, Richbourg Rd., Greenville, S. C. Peggy Thompson shall have the right to close title on or before February 28, 1983.

Should the above option not be exercised, and for consideration of one dollar (\$1.00) paid to me, receipt of which is hereby acknowledged, I hereby give to Peggy Thompson, her heirs and assigns the exclusive option of buying the same property for forty nine thousand five hundred dollars (\$49,500.). Peggy Thompson shall have the right to close title on or before February 28, 1984.

Peggy Thompson agrees that if default in the payment of rent (default being defined as 30 days late) Anne Garrett may re-enter and take possession of the property. It is further agreed (should Peggy Thompson default), the options to purchase the property would become null and void.

The parties hereto do hereby bind themselves, their heirs, executors, administrators, and assigns to the faithful performance of this contract.

Witness:

Jan Sall
Anne Garrett

Peggy Thompson
Peggy Thompson
Anne Garrett
Anne Garrett, formerly Anne Haun

State of South Carolina)
County of Greenville) Probate

Personally appeared before me AXINA G. POORE
who on oath says that he saw the within names sign, seal, and as their act and deed, deliver the within written contract and that the other witness subscribed above witnessed the execution thereof.

Sworn to me and subscribed
before me this 1st day of
February 1982.
Jan Sall (L.S.)
Notary Public for South Carolina
My commission expires 2-84.

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