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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE OPTION

THIS AGREEMENT made and entered into this 26th day of March, 1982, by and between ANNE S. BRUCE, hereinafter referred to as OWNER, and TIMOTHY M. RAGEN and EMILY L. RAGEN, hereinafter referred to as LESSEES.

W I T N E S S E T H:

1. TERM. This Lease will run from March 24, 1982 to January 15, 1983.
2. PROPERTY. The property which is the subject of this Lease Option is known as Lots 5, 6 and 7 Beverly Avenue, Grove Park, Greenville County, South Carolina.
3. RENT. The rent for the above described premises shall be Three Hundred Thirty (\$330.00) Dollars per month, payable on or before the 1st of every month during the term of this Lease. Tenant shall pay upon execution of this Agreement the sum of Three Hundred Thirty (\$330.00) Dollars which shall pay rent through April, 1982 and the next payment shall be due on or before May 1, 1982.
4. TERMS OF SALE. Owner agrees to sell the property to the Lessees at the end of the term of the Lease for a sales price of Fifty One Thousand Nine Hundred (\$51,900.00) Dollars. Said amount shall be paid by applying the \$5,500.00 paid for the option herewith toward the purchase price and the balance shall be paid by assuming the balance on Owner's present loan with Palmetto State Savings and Loan Association and paying the difference in cash at closing. The escrow account shall be prorated at closing.
5. REPAIRS. Lessees shall be responsible for all repairs to the premises, shall pay all utilities and accept the property as is. Lessees shall maintain contents insurance coverage and such other coverage as they desire. Owner shall maintain hazard insurance coverage in the sum of \$50,000.00 and shall pay property taxes through her escrow account.
6. OPTIONS. Lessees have the option of buying the property between December 15, 1982 and January 15, 1983, provided

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