

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S. C.

APR '82

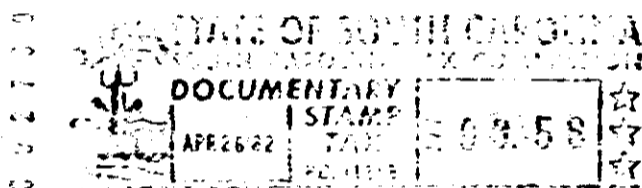
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LEASE WITH OPTION TO PURCHASE

This Agreement entered into this 30th day of March, 1982, between Richard P. Wagner, hereinafter referred to as Seller and George Simmons and Donna Lee Simmons, hereinafter referred to as Purchasers, witnesseth:

In consideration of the mutual covenants herein contained and the further consideration of the sum of One and no/100ths Dollars (\$1.00) each to the other in hand paid, receipt acknowledged, Seller hereby leases to Purchasers, and Purchasers lease from Seller the following described premises to-wit:

All those pieces, parcels or lots of land in Greenville County, State of South Carolina, being known and designated as portions of Lots Nos. 4 and 5, Shady Acres, on which there is situate a dwelling known as No. 4, Gin Road, Piedmont, S. C.



20(90) 616.4-1-27428 (NOTE)

The lease period begins April 1, 1982.

This lease shall be for so long a period as the Purchasers comply with the payment terms as hereinafter set forth.

The rental shall be in such amount as is required to service the mortgage loans currently on the property as follows:

a. A first mortgage loan to Union National Bank with a balance of approximately Seventeen Thousand and no/100ths Dollars (\$17,000.00) and payments of approximately One Hundred Seventy-One and no/100ths Dollars (\$171.00) per month, which payments include taxes and insurance;

b. A mortgage to First Citizens Bank and Trust Company, Greenville, South Carolina, in the face amount of Five Thousand and no/100ths Dollars (\$5,000.00), with a

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