

44-010

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

*
* LEASE AGREEMENT
* WITH OPTION TO PURCHASE

This Lease Agreement with option to purchase is made and entered into by and between Ryland C. Brashier, hereinafter referred to as Lessor and Carl Anthony Longino and Helga C. Longino, hereinafter referred to as Lessee for and in consideration of the following covenants and provisions:

1. That in and for the consideration hereinafter stated, Lessor does hereby lease and devise to the Lessees the following described property to-wit:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Woodside Mills Village in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as Lot 8 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C." made by Piedmont Engineering Service, Greenville, S.C., February, 1953, and recorded in the Office of the REC for Greenville County, S.C. in Plat Book 06, page 5. According to said plat, the within described lot is also known as 508 Curtis Street (49 First Street) and fronts thereon 82 feet.

2. The term of this lease shall commence June 19, 1983, and terminate March 18, 1984. (18)-899-324-12-4 (note)

3. That in and for the above premises, the Lessees do hereby agree to pay to the Lessor during the term of this lease the sum of Two Hundred Twenty Five and 00/100 (\$225.00) Dollars per month. Payments shall be due on the 19th day of each month. If payments are more than six (6) days late, there will be a late charge of \$5.00 per day.

4. Lessees do hereby agree to accept the rental premises in its present condition and Lessor agrees to be responsible for all maintenance on the rented premises during the term of the lease.

5. Lessor agrees to be responsible for payment of fire insurance and property taxes during the term of the lease. Lessees will be responsible for their own insurance on their personal belongings.

6. It is understood that the premises are leased for a dwelling only.

7. There shall be no remodeling or changes to the leased premises without the consent of the Lessor.

8. There shall be no assignment or subletting of this agreement and option without the written consent of the Lessor.

9. All utilities must be arranged and paid for by the Lessees.

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