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this option to Lessor, that this lease shall not have been previously terminated, and that Lessee has observed and complied with all terms and conditions of this lease required of Lessee, up to the time of the exercise of that option and the payment of the purchase price therefor, in the manner provided. Lessor shall convey the demised premises by general warranty deed, free and clear of all liens and encumbrances, except those that Lessee may have created or suffered, and excepting any taxes, assessments, rates, duties, imposts, or charges that may have become a lien against the premises since the date of this lease. The deed shall be accompanied by an abstract of title, showing a good and unencumbered title, passing under and by the resulting conveyance. On the delivery of the above-described deed and abstract of title this lease shall become void.

Lessees understand that there is a mortgage encumbering said property to Bankers Trust of South Carolina dated December 20, 1982, in the principal sum of \$10,000.00 and that said mortgage must be satisfied prior to the exercise of option by lessees.

Lessees shall have the right to exercise the option to purchase at any time prior to the pay-off of the above referenced mortgage if Lessees pay to Lessor the amount of said pay-off or satisfaction, or January 1, 1990, a period of 6 years.

Lessor agrees to finance the balance of the sales price computed as \$37,000.00 at 13.25% on the term of 15 years. It is

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