STATE OF SOUTH CAROLINA )

LEASE AND PURCHASE AGREEMENT
COUNTY OF GREEN VILLE )

THIS INDENTURE made and entered into this 30th day of March, 1966 by and between FIRST CAROLINA FUND, INC., a South Carolina corporation, with offices in Greenwood County, South Carolina, hereinafter called the lessor, which expression, where the context so admits shall include its successors and assigns, of the one part, and VIRGIL H. BARRON, of Greenville County, South Carolina, hereinafter called the lessee, which expression shall include, where the context so admits her executors, administrators and assigns, of the other part, witnesseth as follows: .

1. In consideration of the rent and the lessee's covenants hereinafter reserved and contained, the lessor hereby demises to the lessee all that certain piece, parcel or tract of land with the buildings and improvements thereon, which shall specificially include carpets and draperies, situate, lying and being on the eastern side of the Neely Ferry Road in Fairview Township, County of Greenville, State of South Carolina containing 140 acres, more or less, and being the same tract of land being this date transferred to the lessor by the lessee as will appear by deed of Virgil H. Barron to First Carolina Fund, Inc. which is recorded in the R.M.C. Office for Greenville County, South Carolina.

To hold to the lessee for the term of five (5) years, commencing immediately.

Yielding and paying therefor during the said term rent at the rate of \$2,520.00 yearly, being payable in equal monthly payments to be made on the first day of each month in each year, of which the first shall be made on the first day of May, 1966.

- 2. The lessee hereby covenants with the lessor as follows:
- a. To pay the rent reserved on the days and in the manner aforesaid.
- b. To pay all taxes and assessments imposed or charged upon the demised premises or upon the owner or occupier in respect thereof.

(Continued on next page)

JBT PONES