

LEASE OPTION TO PURCHASE CONTRACT

LEASE

D.B.T.  
K.D.

*FEB 23 11 25 AM '84*  
This agreement made and entered in this 17 day of November by and between  
*K.D.* Kathleen Dixon, owner, known as Lessor(s) and Darryl Taylor known as Lessee(s).

That Lessor agrees to lease premises known as 6.3 acres with house located Grandview Drive, Marietta, S.C. for a period of Twenty four(24) months beginning as of December 12.  
Lessee agrees to pay to Lessor the sum of Twelve Thousand Dollars (\$12,000.00) Dollars, payable \$500.00 per month.

Lessee reserves the right to find plumbing, heating, electrical systems, and appliances in good working condition. Any repairs that are necessary will be stated in writing to Lessor prior to occupancy of premises. Lessor agrees to replace well pump.

All maintenance and upkeep to house, the driveway and all other improvements on the property will be the responsibility of Lessee, with the exception of damages that might occur to prem-

ises as a result of fire, wind, rain or other casualty which will be the responsibility of Lessor. *The lessor will be responsible only for damages covered under the Homeowners Insurance policy.*

*4(355) 666.2-1-4.1 (note)*

OPTION TO PURCHASE

In consideration of sum of: Five hundred Dollars (\$500.00) receipt of which is hereby acknowledged from Darryl Taylor, optionee, in hand paid to Vernon Company Agent for Kathleen Dixon optionor, said optionor does hereby give, grant and extend to said optionee Darryl Taylor or assigns, the exclusive option to purchase for 24 months or until December 31, 1985 the following described property 6.3 Acres with house located Grand View Drive, Marietta, S.C.

for the total sum of Fifty Seven Thousand Five Hundred Dollars (\$57,500.00) less the sum paid for this option and any extension(s) or renewal(s) thereof, payable on the following terms and conditions: Additional (\$1,500.00) Fifteen Hundred Dollars payable by December 31, 1983  
Also, \$200.00 credit from monthly rent to go toward purchase price. Balance in cash by December 31, 1985 to be \$50,700.00.

This option may be exercised by the optionee by the giving written notice to the optionor at the following address. Box 638 Mount Pleasant S.C. 29464

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