

DEC 5 12 11 PM 1968

BOOK 858 PAGE 613

STATE OF SOUTH CAROLINA)
 : LEASE AGREEMENT AND OPTION
COUNTY OF GREENVILLE)

This agreement made and entered into this the 24 day of October, 1968, by and between Mrs. Jessie D. Webster, hereinafter called the First Party, and Robert B. Bruce, hereinafter called the Second Party, whereby it is agreed as follows:

I

For and in consideration of the sum of Two Thousand and No/100 (\$2,000.00) Dollars, and the lease of the premises by the Second Party, as is hereinafter provided, the First Party hereby grants to the Second Party the option to purchase, on October 1, 1971, the real estate hereinafter described for the sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars. The Second Party, his heirs or assigns, may exercise the option to purchase by giving notice of his intention to so do, in writing, to the First Party, on or before September 1, 1971, and in event the Second Party exercises the option, the Two Thousand and No/100 (\$2,000.00) Dollars paid herewith will be credited to the purchase price, leaving a balance due of Twelve Thousand and No/100 (\$12,000.00) Dollars. Upon exercise of the option, tender of the Twelve Thousand and No/100 (\$12,000.00) Dollars, and compliance with the lease hereinafter agreed upon, the First Party will convey the premises hereinafter described by a good and sufficient warranty deed, free and clear of encumbrances, with stamps affixed. Taxes to be prorated as of date of closing.

The property hereinabove mentioned and referred to is described as follows:

All that certain piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, on the east side of Manly Street, being the identical property conveyed to Jessie D. Webster by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 208, at Page 40, reference to said deed being made for a more complete description.

II

The First Party hereby leases to the Second Party the premises hereinabove described for the period from November 1, 1968 to October 1, 1971, for the monthly rental of Seventy-Five and No/100 (\$75.00) Dollars, monthly, said rents payable in advance.

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