

GREENVILLE CO. S. C.

JAN 31 1 02 PM '72

OLLIE FARNSWORTH
R.M.C.

VOL 935 PAGE 187

October 12, 1971

LEASE AND OPTION AGREEMENT BETWEEN JAMES A. KIRBY AND MARTHA KIRBY,
owners of 102 Brushy Creek Road, Taylors and Drew Moschetto.

All that piece, parcel or lot of land known and designated as 102
Brushy Creek Road, Greenville, South Carolina with all improvements,
consisting of a three bedroom, one and one-half bath brick home with carport,
crawl basement, attic, gas range, enclosed, fence, etc.

Owners shall receive the annual rent of Sixteen hundred and eighty dollars,
payable in equal monthly payments on the first day of each and every month in
advance at the rate of \$140.00 per month. For the term of one year to
commence on the first day of November, 1971 to October 31, 1972. Said home is
to be used and occupied by Drew Moschetto, family, assignee, etc., for use as
a residence or any other use providing it is not in violation with zoning law.
The tenant is hereby given permission for immediate possession of said premises.
Tenant may paint, make any alterations, etc., at the tenant's preference and at
tenant's expense. The rent, however, will not commence until November 1, 1971.

Owners will be responsible for proper performance of heating, electrical wiring,
sewerage, roof and all other repairs so that tenants may enjoy occupancy of said
home.

Tenant agrees to pay for electricity, gas and water during his occupancy of said
home or occupancy of assignee.

Drew Moschetto is given the option to continue this lease for an additional year
for November 1, 1972 to October 1, 1973, with all other terms and conditions
remaining the same.

It is further understood that Drew Moschetto has the right to assign this lease
or sublease portion of this home or the entire home, with the understanding that
owners are to receive \$140.00 per month as stated above.

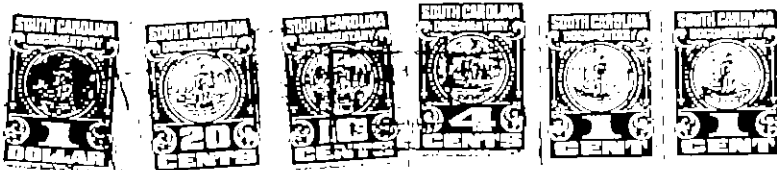
For consideration of one dollar and other good and valuable considerations, the
owners give Drew Moschetto the option to purchase or sell this property during
the period of this agreement including option period of an additional year.
Option granted to Drew Moschetto to purchase or sell this home with the under-
standing owners will net \$18,200.00. In the event Drew Moschetto personally decides
to purchase this home, or sells this home, owners will extend full co-operation
for purchasers to obtain conventional mortgage, VA mortgage or FHA mortgage with
the understanding that owners will net \$18,200.00.

In the event Drew Moschetto sells this home, it is understood that owners will
receive \$18,200.00 net to them and all monies above said amount will be paid to
Drew Moschetto, on or before the closing of title, according to option to purchase
or sell.

Drew Moschetto has the right to place signs on said property providing same is not
in violation with zoning laws.

It is further agreed that if Drew Moschetto buys said property, personally, he will
be credited with the difference of whatever amount above principal and interest
of existing first mortgage, taxes and insurance paid by the owners James A. Kirby
and Martha Kirby, his wife, if said amount is less than rental amount per month,
commencing on November 1, 1971. Said amount will be deducted from purchase price of
\$18,200.00.

(Continued on next page)



For Arrangement of Lease and Option Agreement See Book 984 Page 741
For Arrangement of Lease and Option Agreement See Book 920 Page 508