

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NO 9 2 38 PM '75
DORRIS S. TAKKERSLEY
R.H.C.

LEASE PURCHASE AGREEMENT

Ed Smalley, III, hereinafter designated as Lessor-Seller, does hereby agree to lease and upon compliance with the terms hereinafter set forth agrees to convey the property described below to Anthony L. Ivester and Faye S. Ivester for the sum of Fifteen Thousand (\$15,000.00) Dollars, to be paid as follows:

Three Hundred (\$300.00) Dollars herewith, receipt of which is hereby acknowledged and the balance of Fourteen Thousand Seven Hundred (\$14,700.00) Dollars to be paid with nine (9%) per cent interest per month at the rate of One Hundred Thirty-Two and 30/100 (\$132.30) Dollars commencing August 1, 1975 and to continue on the 1st day of each and every month thereafter for a 20 year period with the privilege of anticipating any or all of the balance thereon without penalty.

Anthony L. Ivester and Faye S. Ivester agree to maintain the property in first rate condition and should default occur return the property to the Lessor-Seller in good condition; and to pay all taxes and assessments on said property and to have the said property fully covered by hazard insurance with the Lessee-Purchasers to pay all insurance premiums.

It is understood that while payments are due on the 1st of each month no action will be taken by the Lessor-Seller until after a 15 day grace period has elapsed.

It is understood between the parties hereto that the Lessor-Seller has a Bond for Title on this property which is recorded in the RMC Office in Deeds Book 938, Page 181 and that he, the Lessor-Seller will maintain this Bond for Title throughout the term provided therein and which Bond for Title is due to the Guy B. Foster Trust.

The Lessor-Seller agrees to convey this property by a good, warranty deed upon full payment as outlined above.

The Property herein leased and agreed to sell is as follows:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 11

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