

1978-1-553

STATE OF SOUTH CAROLINA     )  
  :  
COUNTY OF GREENVILLE     )

LEASE AGREEMENT

WHEREAS, Linda S. Biggs and Albert Ray Biggs,  
as purchaser and Virgil Burket, as seller, entered into  
a contract dated May 19, 1978, for the sale and purchase  
of lot 12, Stephanie Court; and

WHEREAS, said contract called for closing on or  
before July 16, 1978; and

WHEREAS, objections to title have been raised by  
purchaser's attorney regarding certain judgments against  
previous owners of the subject property;

NOW THEREFORE, the parties have agreed as follows:

1. Virgil E. Burket, hereinafter referred to as lessor,  
in consideration of the rental hereinafter mentioned, does  
hereby lease and demise unto Albert Ray Biggs and Linda S. Biggs,  
hereinafter referred to as lessee, all that piece, parcel or  
lot of land known as lot 12, Stephanie Court, Sylvan Manor per plat  
recorded in plat book 4R at page 33 in the RMC office for  
Greenville County, less parts conveyed by deeds to Seeley & Long,  
subject to the terms and conditions set forth herein.

2. The agreed rental is \$400 per month payable in  
advance on the first day of each month.

3. This lease term commences August 1, 1978, and  
the termination of this lease shall be sixty days following  
such time as lessor is able to deliver insurable, good and  
marketable fee simple title to the subject property to the  
lessee, such title to be insured by either Pioneer National  
Title Insurance Company or Lawyers Title Insurance Corporation,  
*or other reputable insurance firm,*  
with the title insurance premium to be paid by lessor; or until  
such time as lessee elects to terminate this lease after  
giving 30 days written notice of such termination to lessor.

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