

STATE OF SOUTH CAROLINA

County of Richland

FILED GREENVILLE CO. S. C.

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Lease with Option to Purchase Real Estate

Mr. Glen A. Cannon, lessor, in consideration of the rental hereinafter, has granted, bargained and released and by these presents do grant, bargain, and lease unto John E. Moon and Nancy J. Moon, lessees, for the following use, viz: Residential, for the term of 2/28/79 until 9/28/79, and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$350.00 (Three Hundred Fifty and 00/100 Dollars per Month payable on the 28th day of February, 1979, and a like sum thereafter in accordance with the terms of this lease, the following described property, to wit:

All that certain piece, parcel or lot of land known and designed as Chestnut Ridge, Paris Mountain, being the same property formerly owned by the late Emil W. Doell. The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessees only require of the lessor the use of the premises for the purpose mentioned but no other. Use of premises for any purpose other than herein called for shall cancel this lease if the lessor so desires and gives notice of same in writing.

If the purpose is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

For and in consideration of mutual promises of parties hereto, and payment of rent by lessees, as hereinabove provided, lessees shall have the right at the end of term of this agreement, or at any time during pendency hereof, to purchase the above described property from lessor, or her heirs, executors, and assigns forever, for the sum of \$67,050.00 (Sixty-seven Thousand and Fifty Dollars), and upon tendering of said amount by lessees as above provided, lessor agrees to immediately deliver to lessees a fee simple warranty deed covering the leased premises.

To Have and to Hold the said premises unto the said lessees, John E. Moon and Nancy J. Moon, and their heirs, executors, and assigns forever, for the said term. The lessees agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make all repairs, improvements or alterations in the premises without the written consent of the lessor. It is expressly understood that the lessees herein shall insure said property for the sum of \$70,000.00 (Seventy Thousand Dollars) to protect lessor from casualty and loss of said premises during the term of the lease. This agreement shall be binding upon all the parties' heirs, executors, and assigns forever.

The lessees hereby acknowledge having a duplicate of this lease.

Witness our hands and seals the 5th day of February, 1979

Witness:

[Handwritten witness signatures]

Glen A. Cannon (SEAL)  
Lessor

John E. Moon (SEAL)  
Lessee

Nancy J. Moon (SEAL)  
Lessee

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