

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE. } LEASE AND OPTION AGREEMENT

MEMORANDUM OF AGREEMENT MADE THIS 23<sup>rd</sup> DAY OF  
FEBRUARY, 1979, BY AND BETWEEN CAROLINE W. PITTS  
(HEREINAFTER CALLED LESSOR) AND JERRY W. POTTS  
(HEREINAFTER CALLED LESSEE) JWP.

WITNESSETH:

WHEREAS, Lessor is the owner of the premises hereinafter described and desires to lease same to Lessee and to give to Lessee an option to purchase said premises,

WHEREAS, Lessee desires to lease said premises, make improvements thereto, and to be possessed of an option to purchase said premises,

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties do agree that:

1. Lessor shall lease to Lessee for the period and for the rent hereinafter specified the following described property:

All that certain tract of land with improvements thereon owned by Lessor on Mountain Creek Road, County of Greenville, State of South Carolina as shown in the office of the Clerk of Court for Greenville County, South Carolina in Plat Book P-25-3-23.

2. This lease shall be for a period from the date hereof until February 28, 1981, unless this Agreement is sooner terminated as provided herein or unless Lessee exercises the option to purchase the premises as provided herein.

3. Lessee shall pay Lessor as rent for the premises the sum of twenty five dollars (\$25.00) per month payable by the fifteenth (15th) day of each month. Lessee shall pay all expenses attributable to maintenance of the property (exclusive of property taxes) and may at his own expense and risk make expenditures for permanent or capital improvements, provided however that Lessor shall be under no obligation to reimburse Lessee for such expenditures at the termination of this lease nor to abate the rentals hereunder and provided further that Lessee shall hold Lessor harmless for any liens which might arise for materials provided or labor performed.

4. From the date hereof until February 28, 1980, Lessee shall have the option to purchase the aforesaid premises for the sum of twenty seven thousand five hundred dollars (\$27,500.00). For

FILED  
GREENVILLE CO. S.C.  
MAR 2 4 04 PM '79  
SONNIE S. TAYLOR  
C.L.K.

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