

**floyd
cudd**

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GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY
R.M.C.

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March 15, 1979

State of South Carolina)
County of Greenville)

Lease

This agreement, made and entered into this 15th day of March, 1979 by and between Floyd D. Cudd, Sr. of Greenville, S.C., hereinafter called "Landlord", and Patricia K. Jennings of Greenville, S.C., hereinafter called "Tenant":

Witnesseth:

(1) That the Landlord hereby leases and demise unto the Tenant and the Tenant does hereby take and accept from the Landlord the following-described property:

All that certain piece of property in the County of Greenville, State of S.C., known as Lot #15, Bear Grass Lane, Biltmore Estates, Greenville, S.C.

(2) To have and to hold unto the Tenant, for and during the term of 10 years, beginning on the 1st day of April, 1979 and ending on the 1st day of April, 1989.

(3) Tenant, in consideration of the rental of said premises, agrees to pay to Landlord a rental of \$ 145.00 Dollars per month in advance on the first day of each month.

(4) Landlord agrees to keep in good repair the roof, outer walls and downspouts of said dwelling. It is understood and agreed that the roof, outer walls and down spouts, upon occupancy by Tenant under this lease, shall be considered sound and the Landlord shall not be called upon to make any inspection of/or repairs to said portions of the dwelling and shall not pay any damages from leaks or the condition of the roof, outer walls and downspouts should any occur, except damages due to the Landlord's negligence after written notice from Tenant and a reasonable time to repair such portions of the building has expired.

(5) Except as herein provided, Landlord shall not be called upon to make any repairs, improvements or alterations during the term of this lease, and Tenant agrees to take the premises as they stand.

(6) Tenant shall furnish at Tenant's own cost and expense all heat, lights, water and other utilities used on said premises.

(7) Tenant agrees to use the demised premises for the purpose of dwelling only, no business shall be operated thereon.

(8) Landlord agrees to sell to Tenant at any time during lease said property, #15 Bear Grass Drive, Biltmore Estates, Greenville, S.C. at current market value at date of purchase.

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