

FILED  
S.C.  
APR 18 1982

LONG, BLACK & GASTON  
BOOK 1163 PAGE 628

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) LEASE WITH OPTION TO BUY

This contract between MARY H. FARR (Individually and as Administratrix of the Estate of Bertie W. Hix), hereinafter called the Seller, and DAVID KAY, hereinafter called the Purchaser,

Witnesseth:

That the Seller agrees to sell, and the Purchaser agrees to buy the property hereinafter described for the sum of Thirteen Thousand and no/100 Dollars (\$13,000.00);  
To be paid in the following manner:

*OK.  
M.H.F.*

The monthly rental will be \$120.00 per month, beginning February 28, 1982, with said sum to be applied to the balance due of \$13,000.00, with each payment thereafter to be made on the ~~first~~ <sup>Twenty Eighth</sup> day of each month, and applied toward the purchase price with the final balance due as of February 28, 1983, and there is no interest to be collected on the unpaid balance.

The Seller agrees to convey the property by good, warranty deed, free of encumbrances, liens or assessments on payment of the purchase price as above provided.

Insurance to be prorated or cancelled at option of Purchaser on closing date. Transaction to be closed, taxes and interest to be prorated and closing date to be on or before February 28, 1983.

Possession of the premises to be given to Purchaser upon the signing of this agreement.

Time is of the essence in this contract. This written contract embodies the entire agreement between the parties and is legally binding upon both the Seller and the Purchaser.

Description of Land and Trailers:

All that certain 3.9 acre tract as shown upon plat of the property of Bertie W. Hix, dated September 20, 1977, survey by W. R. Williams, Jr., Surveyor and comprising a portion of the Estate of Bertie W. Hix, as shown in the records of the Probate Court, for Greenville County, at Apartment 1668, file 1.

DOCUMENTARY  
STAMP

4328 RV.2