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SEP 10 10 50 AM '82
S.C. LEASE PURCHASE CONTRACT

SON. This Contract made and entered into by and between
Bobbie H. Scruggs ("Lessor") and Joe and Vicki Hawkins ("Lessees").

B.A. 1
J.L.

WHEREAS, Lessor is the owner of a residence at 9 Kensington Road, Greenville, South Carolina which she wishes to lease to Lessees for a period of two (2) years, at the end of which Lessees shall be obligated to buy and Lessor shall be obligated to sell said residence upon the terms and conditions set forth herein.

NOW, THEREFORE, it is agreed that:

1. Lessor hereby leases to Lessees that certain residence at 9 Kensington Road, Greenville, South Carolina, Tax Map Reference 473-3-3, for a term of two (2) years, to begin on November 8, 1982 through November 7, 1984.
2. Lessees shall pay rent of One Thousand Fifty and no/100 (\$1,050.00) Dollars/month payable in advance, on or before the first day of each month.
3. Lessees shall pay all real property taxes on the residence, prorated from the eighth (8th) day of November, 1982.
4. Lessees shall obtain hazard insurance insuring the residence in the amount of at least \$185,000 (One Hundred Eighty-Five Thousand) Dollars. If the residence is partially or totally destroyed, then Lessees shall have the option of applying the proceeds of all hazard insurance on the residence to the repair or replacement of the residence or may turn over such proceeds to Lessor (except such proceeds as are attributable to Lessees' own property and any leasehold improvements) whereupon they shall have no further obligation under this Contract.
5. Lessor covenants that Lessees shall peacefully and quietly have, hold and enjoy the aforesaid residence for the agreed term.
6. Lessees shall be fully responsible for paying for any alterations, additions, and improvements they make to the residence during the lease term.

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