STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

Lessor,

and

LEASE and OPTION TO PURCHASE

Lessee.

This Lease and Option to Purchase made the 28th day of June 1978, between L. G. MOSS, of Greenville, South Carolina, hereinafter called Lessor, and ELLISON H. THREATT, JR., of Greenville, South Carolina, hereinafter called Lessee, WITNESSETH:

I

The Lessor leases to the Lessee the certain dwelling house numbered 305 East Hillcrest Drive in the City of Green-ville, South Carolina, for the term of one (1) year, commencing August 1, 1978, at annual rent of Four Thousand Six Hundred Twenty Dollars (\$4,620.00), payable in advance on the first day of each month, commencing August 1, 1978, in equal monthly installments of Three Hundred Eighty-five Dollars (\$385.00)

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each.

The Lessee covenants and agrees as follows:

- (a) To pay each installment for rent as it becomes due;
- (b) To pay all utilities incident to the possession and operation of said residence;
- (c) To keep the premises in such repair as the same are at the commencement of the term or may be put in by the Lessor during the continuance thereof, reasonable use and wear only being excepted;
- (d) Lessee further agrees that within six (6) months from the date of possession, to paint the house inside and outside, with all work being performed in a workmanlike manner in accordance with the standards subscribed to in the area;
- (e) Lessee further agrees that within ten (10) months from date of possession, said being

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