

BEGINNING at an iron pin on Phillips Lane, at corner of property now owned by the Grantee, and running thence with the northwest side of Phillips Lane N. 47-10 E. 60 feet to an iron pin; thence N. 41-30 W. 218.2 feet to an iron pin in line of Lot No. 39, Block C, on plat first above referred to; thence with line of said lot, S. 25-W. 65.6 feet to iron pin; and thence S. 41-30 E. 192.8 feet to the Beginning Corner.

The above described lot of land is the same conveyed to Daisy M. McCorkle by John L. Crawford and Iva M. Crawford by deed dated May 4, 1953, and recorded in the R. M.C. Office for Greenville County in Book 478, Page 09.

C. The above described properties and lots subject only to the easement granted by Daisy M. McCorkle to Duke Power Company and recorded on June 27, 1950, in the R.M.C. Office for Greenville County in Book 413, Page 84.

I. The term of this lease and option shall be from the 1st day of October, 1975, and continue for a period of five (5) years thereafter until 12 noon on the 1st day of October, 1980.

II. The Optionor hereby acknowledges and gives receipt to the Optionee for the sum of Three Hundred (\$300.00) Dollars, deposited with the Optionor on August 15, 1975, and will credit this amount as rent for the 1st month of the term of this lease and option, October 1, 1975, through October 31, 1975.

III. The rents beginning with the second month of the term of this lease and option will be Two Hundred Eighty Five (\$285.00) Dollars. At any time during the five (5) year term, the Optionee will have the option to purchase the property at the purchase price of Forty Five Thousand (\$45,000.00) Dollars and the Optionee will be given credit for one half of all accrued rent payments to be applied to the purchase price after consideration of the exceptions in paragraph IV.

IV. The Optionee agrees to maintain the property in its present condition at his own expense, shall be responsible for the payment of all utilities and Optionor agrees to pay all property taxes and premiums on fire and peril insurance and Optionee agrees that the amount of said taxes and insurance