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JOHNNIE E. COCKCROFT
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GREENVILLE S.C.

BOOK 1133 PAGE 245

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DOWNERSLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE WITH OPTION TO PURCHASE AGREEMENT

WHEREAS, Johnnie E. Cockcroft, hereinafter referred to as Lessor, is the owner of property hereinafter described, and

WHEREAS, Johnny L. Whitted, hereinafter referred to as Lessee, is desirous of leasing said property with an option to purchase,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is agreed as follows:

1. The Lessor hereby leases unto the Lessee property known as 9 Riverwood Circle, Berea Forest, Greenville County, South Carolina. The term of this lease shall expire upon the Lessee exercising an option to purchase as hereinafter stated, but no later than three (3) years from the date of the closing of this lease agreement, plus an additional grace period of sixty (60) days for the Lessee obtaining refinancing.

2. The consideration for this lease shall be Eight Thousand Three Hundred and No/100 (\$8,300.00) Dollars, and Lessee making monthly payments of Three Hundred Seventy-four and No/100 (\$374.22) Dollars to First Federal Savings and Loan Association, including principal and interest, and escrow for taxes and insurance, the unpaid balance at First Federal Savings and Loan Association being approximately Thirty-eight Thousand Seven Hundred and No/100 (\$38,700.00) Dollars. The aforementioned \$8,300.00 being payable as follows: Five hundred and No/100 (\$500.00) Dollars, which has already been paid, and the balance of Seven Thousand Eight Hundred and No/100 (\$7,800.00) Dollars payable at the closing, which is to be no later than September 4, 1980. Lessor shall make the September mortgage payment to First Federal Savings and Loan Association, but the Lessee shall have the legal responsibility of making all future payments directly to First Federal, as further consideration the Lessor hereby transfers to the Lessee all funds in the present First Federal escrow account, with no additional charges to the Lessor for said transfer.

3. The Lessor hereby grants to the Lessee an option to purchase the subject property at any time during the term of this

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