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McDonald Street, at the joint rear corner of Lots 95 and 96, and running thence S 23-32 W 70 feet to a stake at the joint rear corner of Lots 95 and 94; thence N 66-28 W 50 feet, more or less, to a point on Eastern side of an unnamed street; thence N 12-37 E with the Eastern side of said unnamed street; thence S 66-28 E 63 feet, more or less, to the point of beginning.

This is the same property as that conveyed to James B. Miller and Kathryn T. Miller by deed of Harry J. Montgomery, dated the 9th day of May, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1056, Page 290 on May 10, 1977.

together with all outbuildings, shrubbery, and fixtures, which are designated hereafter as "premises."

2. The Tenant shall have possession of the premises from the date of June 25, 1981 through June 30, 1986.

3. The Tenants agree to pay a monthly payment computed as follows:

a. A sum in the amount of Six Hundred Thirty Nine and 07/100 (\$639.07) Dollars (\$309.91 plus \$329.16) on or before the first day of each month beginning on the 1st day of July, 1981 and continuing through the 1st day of June, 1986.

b. The parties agree that the Tenant owes \$70,000.00 to the Landlord subject to cancellation in the event that the Tenant fails to exercise the Option; the parties agree that the Landlord is receiving interest and the Tenant is paying interest within the monthly rent payments equal to eight and three fourths per cent (8 3/4%) on the amount of \$38,476.69 and twelve per cent (12%) on the amount of \$31,523.31.

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