



This is a lease between James W. Wilson and Mary F. Wilson, hereinafter called the lessees, and Mary Stevens and George E. Mappin, hereinafter called lessors.

The lessors hereby lease and demise to the lessees, and the lessees hereby rent and accept from the lessors, the following land:

All that house and lot in Greenville County, S.C., known as 103 Richfield Terrace, Greer, S.C. 29651.

The term of this lease shall be for one (1) year, beginning December 1, 1981, and ending November 30, 1982.

The rent for the year shall be the sum of Five Thousand Four Hundred Dollars (\$5,400.00) payable Four Hundred Fifty Dollars (\$450.00) on December 1, 1981, and Four Hundred Fifty Dollars (\$450.00) on the first day of each month thereafter for the term of the lease.

The lessees shall have the right to renew this lease for Five (5) additional annual terms, each at the same rent (\$5,400.00), provided that at the time of each such renewal this lease shall otherwise be in full force and effect. Each annual term shall run from December 1 to November 30. In order to exercise the renewal option, written notice must be given to one of the lessors not later than October 15 of the preceding term. Notice shall be considered sufficient if placed in the United States Mail, with the proper postage and addressed to

The lessors represent that this house is in reasonable repair, and that the stove, refrigerator, washer, dryer, and heating system are in good working order. The lessees will be responsible for the ordinary maintenance of these items.

At the end of the lease, the premises and appliances shall be delivered to the lessors in good repair, normal wear and tear and depreciation excepted.

Should either of the lessees die during the term of this lease, or any renewal thereof, or should the spouse of Mary Stevens die during such period, the said surviving lessor, or Mary Stevens, if a widow, shall have the right and option to terminate this lease upon thirty (30) days notice, and this right shall continue for a period of six (6) calendar months following such death. However, at any time after the end of said six months Mary Stevens may, if then a widow, eliminate the privilege of renewal by giving sixty days notice prior to end of an annual term that a renewal will not be allowed. Notice by her shall be considered sufficient if placed in the United States Mail, with the proper postage, and addressed to the lessees at the property address.

Major Damage from Fire etc.:

In case of damage by fire or other casualty to the building in which the leased property is located, without the fault of the tenant, if the damage is so extensive as to amount practically to the total destruction of the leased property or of such building, this lease shall terminate and the rent shall be apportioned to the time of the damage.

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