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FILED
GREENVILLE CO. S. C.
NOV 15 3 03 PM '83
JOHNIE B. SIMMONS
R.M.C.

LEASE AGREEMENT WITH
OPTION TO PURCHASE

State of South Carolina)
County of Greenville)

Whereas: Jeffrey B. Anderson, an officer of Childrens Company, Inc., and Dan Hall, the owners of the property, hereinafter the Seller, has offered said property for sale.

Whereas: H. Wayne and L. Michelle Rösier, hereinafter the Buyer, has indicated a desire to purchase the below identified property.

Whereas: The property which is the subject of this agreement, hereinafter the Property, is known and designated as Unit Four (4) Balfer Court Condominium, tax map number P14.2-1-4, and is more fully described in Exhibit A which is hereto attached and incorporated into this agreement by reference thereto.

Witnesseth: The parties above identified agree to the following provisions:

1. The term of this agreement shall commence on the date Buyer and Seller affix their signature hereto.

2. Buyer agrees to deliver to Seller on the date of this agreement the following:

a. One thousand dollars (\$1,000.00) as consideration for option to purchase.

b. Two thousand four hundred ninety dollars (\$2,490.00) downpayment on eventual purchase should Buyer so exercise his option to purchase.

c. One hundred twenty dollars (\$120.00) prorata portion of current month (October 1983) fees.

d. Fifteen hundred dollar (\$1,500.00) note due and payable to the Seller within one year of the date of this agreement provided Buyer has not rejected his option to purchase. Said fifteen hundred dollars to be refunded to the Buyer in the event this agreement lapses with Buyer not having exercised his option to purchase.

12(271) P14.2-1-4 (Note)

3. Buyer agrees to make all monthly payments directly to First Federal Savings and Loan Association and agrees thereby to make all payments according to the policies of said lending institution. Seller, however, remains liable for the mortgage.

4. Seller agrees that at anytime within two years after the date of this agreement, Buyer may complete purchase of the above identified property by delivery to Seller funds sufficient to pay off the outstanding principal balance, and then due interest on Seller's mortgage, said mortgage being that mortgage Seller gave to First Federal Savings and Loan Association recorded in the RMC office for Greenville County in Mortgage Book 1484 page 801 recorded on October 29, 1979.

5. Buyer agrees to give Seller thirty (30) days notice of his intent to exercise the option to purchase created by this agreement.

Seller agrees to deliver to Buyer on the date Buyer exercises his option to purchase a warranty deed to the above identified property; said deed being in fee simple and clear of any liens or encumbrances, fully and properly executed.

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