

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1162 of 561

REAL ESTATE LEASE AND OPTION

APR 10 1982

THIS agreement made and entered into between Emma A. Hallinen hereinafter referred to as the "seller" and Randall Raxter, hereinafter referred to as the "purchaser" whereas the seller are desirous to sell their real estate located in Greer, South Carolina and the purchaser wishes to purchases both tracts that the seller is offering for sale. Parties do enter into this agreement wherein the purchaser will lease the property and have an option to buy both tracts, one containing a house and lot of approximately Eighty Three Hundredths of an acre and one containing a lot and garage containing approximately Thrity Five Hundredths of an acre. The Provisions to govern such lease period and option to purchase the real estate are set out below:

PURCHASE PRICE: The purchase price of both tracts is to be Seventy Two Thousand Five Hundred (\$72,500.00) Dollars total price. The Purchase price of just the garage and the Thirty Five Hundredths of an acre is Ten Thousand (\$10,000.00) Dollars and the purchase price of the house and approximately Eighty Three Hundredths of an acre is Sixty Two Thousand Five Hundred (\$62,500.00) Dollars.

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DOWN PAYMENT AND SECURITY DEPOSIT: The purchaser shall tender to the seller at the time of the signing of this agreement with the sum of Five Thousand (\$5,000.00) Dollars. This Five Thousand (\$5,000.00) Dollars will be a deposit on the purchase price. If the purchaser exercises his option to purchase on or before January 6, 1985, Five Thousand (\$5,000.00) Dollars will be deducted from the purchase price. In the event the purchaser elects not to purchase the property, Five Thousand (\$5,000.00) Dollars will be returned to him less any damage done to the property by the purchaser during his period of occupancy other than normal ware and tare.

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RENTAL PRICE: The rental price of the house and lot will be Four Hundred (\$400.00) Dollars per month. If on or before January 6, 1985 the purchaser decides to exercise and purchase the property, then Three Hundred (\$300.00) of every rental payment made will count towards the purchase price and will be deducted from the purchase price, so if the purchaser makes Thirty Six (36)

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DOCUMENTARY STAMPS

5.0001

0.86

4328 RV.2