

STATE OF SOUTH CAROLINA

LEASE AND OPTION TO PURCHASE

COUNTY OF GREENVILLE

RECORDED
MAY 9 11 29 AM 1964
CLERK

This Lease agreement made and entered into by and between Furman McClain and Bertie S. McClain, hereinafter referred to as the Lessors, and K. C. Jones, hereinafter known as the Lessee:

W I T N E S S E T H:

That in consideration of the rents reserved and the mutual covenants hereinafter contained, it is agreed:

That the Lessors do hereby demise and lease unto the Lessee and the Lessee does hereby lease, hire and accept in its present condition, the following described property:

All that lot of land known as Lot 8 on the Northern side of Rockvale Drive, Property of T. T. and Jennie E. Thomas, recorded in plat book 00 at page 409, situate in Gantt Township, County of Greenville, State of South Carolina, and being the same property conveyed to Furman McClain in deed book 723 at page 145.

TO HAVE AND TO HOLD the above described premises, together with all entrances and passageways unto said property for and during the term of six (6) months to commence on the 12th day of November, 1963, and ending at midnight on the 12th day of May, 1964.

The Lessee agrees to pay Five Hundred Forty-Two and 64/100 (\$542.64) Dollars for said six (6) months rental period, and six (6) equal monthly installments, in advance, of Ninety and 44/100 (\$90.44) Dollars each.

IT IS UNDERSTOOD AND AGREED, That the Lessee shall pay all costs of lights, water, heat and utilities; that the Lessors shall pay all taxes.

Should the leased premises be destroyed or so damaged by fire or other casualty during the lease period thereby rendering the same unfit for occupancy, then this Lease shall cease to operate during the time that said premises shall be unfit for occupancy; that if total destruction is occasioned then this Lease is automatically terminated; if only minor destruction is occasioned, yet leaving the premises fit for occupancy, then the Lessors agree to restore and repair within a reasonable time.

The Lessee covenants and agrees that he will save harmless and indemnify the Lessor from and against all loss, liability,

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