

estate free and clear of all liens and encumbrances.

DUE DATE ON THE RENT: The rent shall be due and payable to the sellers on the 1st of February, 1982 and on the 1st of each and every month thereafter until the option is exercised or the lease is terminated.

IF PURCHASER FAILS TO EXERCISE HIS OPTION: If the purchaser fails to exercise his option to purchase the garage and in the event he does not tender the Nine Hundred (\$900.00) Dollars promptly on June 6, 1983 then the sellers have the right to deduct the Nine Hundred (\$900.00) Dollars from the Five Thousand (\$5,000.00) Dollar down payment and in the event the purchaser does not exercise his option to buy the house then all of the Four Hundred (\$400.00) Dollars rental on the house will be considered rent and the purchaser will be entitled to none of that money back, however, the purchaser will be entitled to the original Five Thousand (\$5,000.00) Dollar deposit back less any monies with held for damage as provided in this agreement or with held for garage rent as provided for in this agreement.

LEGAL DISCRPTION OF THE PROPERTY: The legal description of the two tracts of property involved are as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, O'Neal Township, about three miles northwest of Greer, South Carolina, and being a small portion cut out of the same tract conveyed to Marvin R. Pollard by deed recorded in the office of the R.M.C. for Greenville County in Deed Book 772 at page No. 5, and having the following courses and distances, to-wit:

BEGINNING on a point in the proposed road (now serving as the driveway to the home of the grantees, and running thence with the old line of the Grantees present lot, N. 23-32 E. 135 feet to an old pin corner; thence with another line of the grantees present lot, N. 72-30 W. 93.5 feet to a stake on the old dividing line of Marvin R. Pollars'd two tracts; thence with the said old line N. 20-00 W. 66 feet to an iron pin on the said line, new corner; thence a new lin, S. 71-15 E. 187 feet to an iron pin; new corner; thence S. 23-30 W. 185 feet to a point in the said proposed road; thence with the said road N. 74-30 W. 51.6 feet to the beginning point, containing Thirty Five One-Hundredths (0.35) of one acre, more or less.

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