

State of South Carolina,
County of Greenville.

Personally appeared before me Dewitt Butler and made oath that he saw L.K. Clyde as Trustee sign, seal and as his act and deed deliver the within written deed, and that he with E. Inman witnessed the execution thereof.

Sworn to before me this 15th
day of November A.D. 1912.

Dewitt Butler

E. Inman (Seal)
~~Notary Public~~ Mag. G.C. for S.C.

Recorded for November 21st., 1912.

(Lease 75 c)

The State of South Carolina.

This indenture, made and concluded at Greenville, S.C. this 21st. day of November, nineteen hundred and twelve, by and between A.K. Manos and J.P. Alexas, partners trading and doing business under the firm name of Manos & Alexas the Lessors on the first part and Aristedes Kotsepias and James G. Williams the Lessees on the second part,

Witnesseth, that the said Lessors have granted and leased, and by these presents doth grant and lease, unto the said Lessees the store room located on the North side of West Washington Street in the City of Greenville, S.C. known as No. 1114 according to the street enumeration of said City of Greenville, with all the appurtenances thereunto belonging: To be used only for the restaurant business.

To have and to hold the said premises unto the said Lessees and their executors, administrators and assigns, for the full term of three (3) years commencing on the 13th, day of January, 1914 and ending on the 12th. day of January 1917, yielding and paying at the rate of seventy five (\$75.00) and no/100 Dollars per month, payable in advance commencing on the 13th. day of January 1914, and on the first day of each successive month thereafter during the continuance of this lease.

And the said Lessees, for and in consideration of the above letten premises, doth covenant and agree to pay to the said Lessors, the above stipulated rent, in the manner herein required. And it is further agreed, that unless one months notice in writing, be given, previous to the expiration of the period herein specified by the Lessors to the Lessees, of their desire to have possession of the premises, or to change the conditions of the lease after such expiration; or the like notice be given by the Lessees to the Lessors, of their intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement AND it is mutually understood that the Lessees shall make no repairs at the expense of the Lessors, and any alteration or Improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessors and all such alterations or improvements shall be surrendered to the Lessors on the Lessees removal. The Lessees shall make good all breakage of glass, and all other injuries done to the premises during their tenancy,

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- excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid the Lessors shall have the right to annul and terminate this Lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is agreed by and between the parties hereto that the Lessees shall not have the right to sublet or re-lease the above letten premises without the written consent of the Lessors.

Now, in order to secure the payment of the said rent as above stated, the lessees do hereby grant, bargain and sell unto the said Lessors the following person property, to wit: all goods, fixtures and other property of whatever kind located in the said store room at No. 1114 West Washington Street, Greenville City, County and State aforesaid, and in order to obtain the above described consideration the Lessors hereby represents that they are the sole owners of the above mentioned property, upon which there is no subsisting lien or mortgage whatever, and that the same is now in their possession at No. 1114 West Washington Street, Greenville S.C.

To have and to hold, all and singular the said goods and chattels unto the said Lessors and their assigns forever.

Provided, nevertheless, that if the said mortgagor or mortgagors shall pay or cause to be paid, unto the said mortgagees the rent above mentioned when due, then this mortgage is to be void, otherwise to remain in full force and effect.

And provided further, that the said mortgagors may retain possession of said goods and chattels until default be made in the payment of said rent, or if the same is not paid when due, or if before the said rent id due, they shall attempt to make way with or move said goods and chattels or any part thereof, from the place where they now are, then and in either event, the said mortgagees or their agent shall have the right without suit or process, to take possession of said goods and chattels, wherever they may be found, and may sell the same or so much as may be necessary, at public auction for cash, after giving notice for five days by advertisement, and shall apply the proceeds of said sale to the discharge of said debt, and expenses, and pay any surplus to the said mortgagors or their assigns.

In witness whereof, the parties do hereunto set their hands and seals this 21st, day of November 1912.

Signed, sealed and delivered

A.K. Manos, (L.S.)
J.P. Alexas, (L.S.)

in the presence of:

Aristedes Kotsepias, (L.S.)
Jim K. Willis, (L.S.)

Oscar K. Mauldin,
Shuman Gerald,

State of South Carolina,
Greenville County.

Personally appeared Shuman Gerald who upon oath says that he saw John P. Alexas & A.K. Manos and Aristides Kotsepias & James G. Williams sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned and that he with Oscar K. Mauldin witnessed the same. Sworn to before me, this 21st, day of November A.D. 1912.

Oscar K. Mauldin, (Seal)
Notary Public for S.C.

Shuman Gerald

Recorded for November 23rd, 1912.