

Vol. 85—Title to Real Estate.

State of South Carolina,
County of Greenville.

In consideration of the sum of Five Dollars to us in hand paid, the receipt whereof is hereby acknowledged, we hereby agree to give to T.E. Keitt the option to lease the following described real estate in the County of Greenville, State of South Carolina, to-wit: That certain lot of land with the buildings thereon situate, beginning at a point at the intersection of the Eastern spur track of the Southern Railway Company with the road leading from the Camp Road to the Office of Minter Homes Company, thence along said road to a point midway between the old camp ice plant building and the building to the North thereof; thence Westerly along the line midway between said buildings to the Eastern spur track of Southern Railway Company adjoining the old ice plant building, thence Southernly with said spur track to the beginning corner.

This option shall continue of force for a period of ninety days from the date of its execution, and upon the exercise of this option by the said T.E. Keitt we agree to execute and deliver to him a lease of the above premises on the following terms: Lessee shall have the right to the premises for a period of five years from the date of the execution of the lease at a rental of Six Hundred dollars per year, payable at the rate of fifty dollars per month at the end of each and every month, with the right of the lessee to an extension of said lease for an additional period of five years upon the same rental, payable in the same manner as provided above; should lessee desire the extension of the lease, he shall notify the lessor in writing thirty days prior to the expiration of the lease.

The Lessor agrees that the lessee shall use the buildings on the property hereinabove described for any legitimate business he may desire, provided it does not raise the rate of insurance on adjoining property, during the period of the lease and the renewal, and shall also have the right to make any alteration in said building to fit it for such purposes as lessee may choose to use it and to make any additional or additions to said building that lessee may desire, provided that such additions do not increase the fire hazard on said building.

The lessor agrees to keep the spur track adjacent to said building on the west side thereof in good condition and suitable for use as a spur track and that the lessee shall have the right to use said spur track during the continuation of this lease and the renewal thereof. The Lessor further agrees to keep said building in proper repair at all times.

The Lessor further agrees that at the termination of said lease the said Lessee shall have the right to remove from the buildings thereon all machinery, appliances and property placed in the buildings now on said premises or placed upon said premises during the continuation of this lease or the renewal thereof.

The Lessor further agrees that the lessee shall have the right to erect upon said premises any building or buildings which he may desire, provided only that the erection of said buildings shall not increase the fire hazard on the building now on said premises.

It is further agreed that upon notice to Minter Homes Company by T.E. Keitt at any time before the expiration of this option that Minter Homes Company will execute and deliver to T.E. Keitt or to his assigns a lease of the premises hereinabove described in the usual form of leases, including in the provisions thereof the provisions stated in this option.

Witness our hands and seals at Greenville, S.C., this 3, day of ~~October~~ November 1922.

Witnesses:
J.B. Knight,
J.W. Gantt.

The Minter Homes Co. (Seal)
By H.R. Daniel, Sec.

T.E. Keitt (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me J.W. Gantt who being duly sworn, says that he saw the above named Minter Homes Company by H.R. Daniel, its Secretary, and T.E. Keitt, sign the foregoing instrument and that he with J.B. Knight witnessed the due execution of same.

Sworn to before me this 3,
day of November 1922.

E.M. Blythe (L.S.)
Notary Public for S.C.

J.W. Gantt

Recorded November 3rd, 1922.

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