

State of South Carolina
County of Greenville

Case

This Indenture made the 21st day of May A.D. 1925 by and between one S. Smith, the Lessor, of the first part, and J. V. Dabenhoff, the Lessee of the second part.

Witnesseth
That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessee a certain lot of land situate in the City of Greenville, Greenville County, State of South Carolina, having a frontage of forty-nine and two-tenths (49.2) feet on the West side of Anderson Street and running back in parallel lines to a depth of One hundred and fifty (150) feet being the lot conveyed to the Lessor by J. H. Watkins by deed recorded in Deed Book 92 page 489. Together with the building situate on said lot, being a filling station and a metal garage known as No. 600 Anderson Street, with all the appurtenances thereto belonging.

Also the following heavy garage tools One (1) one-half ton chain fall and (1) bench vice, One (1) blow torch One (1) electric drill One (1) air pump and tank complete One (1) wheel puller and two (2) jacks, now situate in said garage building.

To Have and to hold the said premises and chattels unto the said Lessee his executors, administrators and assigns for the full term of ten (10) years commencing on the 25th day of May A.D. 1925, and ending on the 25th day of May A.D. 1935, at the monthly rental of Twenty (\$20.00) dollars, per month, payable on the first day of each and every month.

And the said Lessee, his executors, administrators, and assigns, for and in consideration of the above written premises does covenant and agree to pay to the said Lessor his executors, administrators and assigns, the above stipulated rent in the manner herein required. And it is further agreed that the Lessee is to pave the driveway and the floor of the garage and filling station immediately upon going into possession, for which the Lessor is to pay by allowing the Lessee to apply the sum of Sixty Five (\$65.00) Dollars due and owing by the Lessee to the Lessor and pay such sum in specie of the said Sixty Five (\$65.00) Dollars as may be required to so pave and floor the said premises with cement. The Lessee is to deduct from the rental coming to the Lessor the sum of Five (\$5.00) Dollars per month, beginning the first day of July 1925, until such deduction shall pay and discharge the balance due on account of the costs of laying the pavement and