

State of South Carolina,

County of Greenville,

Hicks-Jones-Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Dr. S. E. Lee, lessee, for the following use, viz: Residence

One Seven room Stone Bungalow on Aroldia Drive, North Gates the now owned by Lessor, for the term of One Year from the First day of April 1930, and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Fifty and no/100 Dollars per month payable in advance,

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premise for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected. Lessor to repair Drive so it will keep water out of basement & stand necessary traffic. Lessor agrees to furnish lumber for shelves in all closets.

The Lessor agrees that all work already done on house will be paid for by said Lessor, and that if leaks are not fixed it will be at the expense of Lessor. It is also agreed that if the present Hot water tank does not heat water it will be exchanged for one that will give satisfaction. The Lessor also agrees that if there are other repairs to be made from natural causes and not by the negligence of Lessee the Lessee will pay for them out of rent to be paid to Lessor. Any other expense other than repairs to house will be paid for by Lessee. The Lessee is to deduct from the last months rent the actual cost of wiring-house for Elec. Range. The Lessee to have option to buy house at any time during the term of said Lease.

To have and to hold the said premises unto the said lessee Dr. S. E. Lee, executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or One months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 26th day of March 1930

Hicks-Jones (SEAL)
S. E. Lee (SEAL)
Witness: Isabel Orr, J. C. Pressly

State of South Carolina.

County of Greenville

Personally, comes Isabel Orr, and makes oath that she saw the within named Hicks Jones and Dr. S. E. Lee, sign and seal the within instrument, and that she with J. C. Pressly, witnessed the execution thereof.

Sworn to before me this 27th

day of March 1930

J. C. Pressly, H. S.

Notary Public, S. C.

State of South Carolina, County of Greenville.

For value received I hereby assign, transfer and set over to The South Carolina National Bank the within lease.

This the 8th day of July A. D. 1930

In the presence of Ernest Patton.

Hicks Jones.

S. C. Stamps \$0.24

Recorded this the 8th day of July 1930 at 3:12 P. M.

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State of South Carolina,

County of Greenville.

Whereas, under and by virtue of the laws of the State of South Carolina, the City of Greenville is authorized to levy taxes and assess property within the limits of said city for taxation, and upon default in the payment thereof to issue under the hand and seal of the Clerk of the City Council of the City of Greenville an execution directed to some officer designated for the collection of delinquent taxes, requiring and commanding him to levy the same by distress and sale of so much of the defaulting taxpayers' estate, real, personal, or both, as may be sufficient to satisfy the taxes and charges thereon so levied and assessed; and further that said officer may take possession of such property and after due advertisement, sell and dispose of the same as in such cases provided by law, make titles thereto and put the purchaser in possession.

And, whereas, there appears on the Tax Books of said City for the fiscal year 1927

certain real estate consisting of Two lots as hereinafter described: assessed in the name of Estate of Thomas Brier, and valued at \$360.00 (\$500.00 1927) the taxes, penalties and assessment thereon amounting to Forty four and 60/100 Dollars:

Whereas, the above named Estate of Thomas Brier, having neglected to pay the City of Greenville the above taxes, assessments and penalties as provided by law, an execution was issued therefor, on the 8th day of November 1927, and lodged with the Delinquent Tax Collector of said City.

And, whereas, in accordance with law, said Delinquent Tax Collector did seize, levy upon and advertise for sale, and did on the third day of June 1929, sell the same at public auction to the highest bidder, for cash, and one Mildred Poyas Singleton and Edith Marie Poyas, become the purchaser and complied with the terms of sale.

Now, therefore, I H. E. Batson, Delinquent Tax Collector for the City of Greenville, for and in consideration of the foregoing premises and the sum of Forty four and 60/100 Dollars, have granted, bargained, sold and released and do hereby grant, bargain, sell and release unto the said Mildred Poyas Singleton and Edith Marie Poyas, their heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, County of Greenville, S. C. in the City of Greenville, Ward No. 6, and bounded by property of W. C. Cleveland on the east, Maggie L. Brier on the south, H. M. L. James on the west and University Ridge on the north, and having approximately 50 feet frontage and 100 feet depth, and known as Lot No. 2, Section 1, Page 91, of the City Block Book, Auditor's Office for Greenville, S. C.

Also, all that parcel, piece or lot of land in Greenville Township, Greenville County, State of South Carolina, City of Greenville, S. C. in Ward No. 6, on the South side of University Ridge, and bounded by lot of Maggie L. Brier, on the south, east by H. M. L. James, north by University Ridge, and west by Brier Street, having approximately 50 feet frontage and 100 feet depth, and known as Lot No. 2-B, Section 1, Page 91, of the City Block Book Auditor's Office for Greenville County.

Together with all and singular the Rights, Members Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to hold all and singular the Premises before mentioned unto the said Mildred Poyas Singleton and Edith Marie Poyas, their heirs and assigns forever.

Witness hand and seal this 27 day of June, in the year of our Lord one thousand, nine hundred and thirty and in the one hundred and Fifty third, year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Walter P. Tiedman, Jr.

H. E. Batson,

J. D. Trannahill

Delinquent Tax Collector of City of Greenville, S. C.

Attest:

B. E. Dillard (L.S.)

State of South Carolina.
County of Greenville.

City Clerk and Treasurer.

Personally appeared before me Walter P. Tiedman, Jr., and made oath that he saw the within named H. E. Batson, as Delinquent Tax Collector, sign, seal and as his act and deed deliver the within written deed, and that he with J. D. Trannahill, witnessed the execution thereof.

Sworn to before me this 3rd, day of July 1930

Dora E. Porter, (N. P. S. C.)

Walter P. Tiedman, Jr.

Recorded this the 8th day of July 1930 at 12:23 P. M.

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