

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Mrs J. F. Hunt lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
J. M. Bratton lessee,
for the following use, viz: one new brick house for residence, on
Barton Ave., Greenville, S.C. the
for the term of one year from September 1, 1934

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 thirty five (\$35.00)
Dollars
per month payable monthly

The lessee hereby agrees 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 the premises 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 on 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 present or any other outside part of the building must be consented to by the lessor before being erected.

To have and to hold the said premises unto the said lessee J. M. Bratton
executors and 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 thirty days written notice in writing of the time of the desired termination, but the termination of the premises by fire or accident or unfit for occupancy or other casualty, or the death of either party, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and other things on 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-let without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 31st day of July 1934

Witness: M. G. Henderson (SEAL) Mrs J. F. Hunt (SEAL)
Mrs J. M. Bratton J. M. Bratton (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PERSONALLY, comes Mrs J. M. Bratton
and makes oath that he saw the within named Mrs J. F. Hunt and J. M. Bratton
sign and seal the within written instrument, and that he with M. G. Henderson
witnessed the execution thereof.

Sworn to before me this 1st
day of August 1934
Ethel S. Stepe (Notary Public, S. C.)



Mrs J. M. Bratton

S. C. Stamps \$ and 20 cents

Recorded August 1st 1934 at 3:45 o'clock P. M.