

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

LEASE.

THIS LEASE contract entered into by and between Mrs. Mabel S. Nelson of Greenville, South Carolina, hereinafter, for convenience, called Lessor, and H. E. Goodman of Greenville, South Carolina hereinafter, for convenience, called Lessee.

W I T N E S S E T H.

That the Lessor in consideration of the rentals hereinafter specified, does hereby grant, bargain and lease, and have by these presents granted, bargained, and released to the Lessee all of that certain parcel and lot of land situate, lying and being in the County and State aforesaid on the south side of Federal Highway No. 25, known as New Buncombe Road entrance to the City of Greenville, and fronting on said highway approximately one hundred (100!) feet, lying in a triangle shape and being same lot of land conveyed to the Lessor by Miss Jim Perry, by deed recorded in the office of Register of Mesne Conveyance for Greenville County, reference being thereto had for a complete description, for a period beginning October 1, 1938, and ending September 30, 1943, the rental therefor being payable in advance as follows: From October 1, 1938 to March 31, 1939, Ten (\$10.) dollars per month; from April 1, 1939, to March 31, 1940, Fifteen (\$15.00) dollars per month; the remainder of the said lease period, from April 1, 1940 to September 30, 1943, at Twenty (\$20.00) dollars per month, to have and to hold unto the said Lessee for and during the said period his heirs, executors, administrators and assigns:

Provided however that in case of death of said Lessee during the life of said Lease the legal representative of the said Lessee shall have the option of surrendering the said lease, or continue the same as he or she may elect; and Provided further that at the expiration of this lease the said Lessee shall have the option and privilege of purchasing outright the said lot of land for the purchase price of seventeen hundred and fifty (\$1750.00) dollars; and Provided further that should the said Lessee not desire to purchase the said premises, then he shall have the right and privilege of removing all improvements not permanent, and all fixtures, attachments and equipment either placed on the premises by him, whether attached to the realty or not; and PROVIDED further that should the Lessee be in arrears of rents above specified for a period of three months from any given date, then the same shall at the option of the Lessor, such election to be evidenced in writing to the Lessee terminate this lease, and she shall have the right to reenter the said premises using such force as is necessary to eject the Lessee, or any one holding under him; and PROVIDED further that the insurable interest in the buildings and improvements shall be in the Lessee, and in case of destruction of the improvements thereon by fire, wind or other casualties shall not terminate but the Lessee shall continue liable for the said rental therefor; and further Provided that the said premises is leased in its present condition, and any improvements, alterations, or changes are to be made by the Lessee, and at his own expense, and where permanent are to remain a part of the realty.

It is further agreed, and as a part of the consideration for this lease, that the Lessor does grant and bargain to the Lessee the right and privilege of leasing from the Lessor the tourist camp adjoining the above described lot at the expiration of the present lease, to-wit, June 30, 1939, at a monthly rental of forty-five (\$45.00) dollars per month, payable in advance, said tourist camp having a frontage of one hundred (100') feet on Laurel Street and on which is erected five (5) tourist cabins, said right and privilege to continue during the life of this lease from the expiration of the present lease, and should such privilege be exercised by the Lessee then any lease on said tourist camp shall terminate with the lease, but is to be represented by a separate instrument containing all details and conditions which are to be substantially in keeping with the foregoing lease.

In witness whereof the Lessor and Lessee do hereunto set their hands and affix their seals this 20th day of September, A. D. 1938.

Signed, sealed and delivered in the presence of:

Mollie F. Wood  
J. D. Lanford

Mrs. Mabel S. Nelson (SEAL)  
Lessor  
H. E. Goodman (SEAL)  
Lessee

State of South Carolina,  
County of Greenville. Certification

Personally comes Mollie F. Wood, who, on oath, says: That she saw the above mentioned Mabel S. Nelson and H. E. Goodman designated as Lessor and Lessee respectively, sign, seal and as their act and deed deliver the foregoing lease for the uses and purposes therein mentioned, and that she with J. D. Lanford witnessed the execution thereof.

Sworn to before me this 20th day of September, A. D. 1938.

J. D. Lanford (SEAL)

Mollie F. Wood.

Notary Public for South Carolina.

S. C. Stamps \$0.44

Recorded June 20th, 1939 at 11:08 A. M. #7955 BY: E. G.

*For Assignment to this Lease, See Page 195 in this book.*