

TITLE TO REAL ESTATE

2725 PROTECTO-LABRARD CO - GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

This lease contract entered into this 9th day of March, 1940, between George Wright, Trustee, known as landlord, and G. G. Paulos, known as tenant, Witnesseth:-

That the said George Wright, Trustee, for landlord, does hereby lease unto the said G. G. Paulos a certain vacant lot in the rear of building now occupied by the Ritz Theatre, facing on East North Street 56 feet, and being approximately 97 feet deep, now being used as a used automobile sales lot, known as the Wright property, and the appurtenances to the same belonging, bounded on the west by Ritz Theatre building, on the north by East North Street, to hold for the term of five (5) years from April 1, 1940, on the following terms and conditions which are hereto agreed upon, to-wit: The tenant, G. G. Paulos, pays cash to the said George Wright, Trustee, the sum of Three Hundred (\$300.00) Dollars, rent in advance up to October 1st, 1940, receipt of which is hereby acknowledged, then on October 1st, 1940, tenant begins to pay Fifty (\$50.00) Dollars per month in advance for each month for the remaining period of two years; then beginning April 1st, 1942, tenant, G. G. Paulos, is to pay on the first day of each succeeding month the sum of Seventy-five (\$75.00) Dollars in advance for said month for the remainder of five (5) years, ending April 1, 1946.

The landlord, George Wright, Trustee, agrees to clear said vacant lot and yield possession to tenant, G. G. Paulos, on or by April 1st, 1940. The said Paulos is to have full authority and privilege of erecting such buildings and installing such equipment as he sees fit during the period of occupancy, with the authority and privilege at the expiration of said lease, if not released and re-rented, to remove the same, leaving lands in satisfactory condition.

The tenant, G. G. Paulos, agrees to maintain place in sanitary condition as a cafe or dining car service place and not to operate any nuisances thereon, and to fully co-operate with the Board of Health and City Ordinances of the City of Greenville.

It is mutually agreed that the landlord is to pay taxes on the lands but the tenant is to pay all taxes on improvements thereon.

And the said tenant promises to pay the rent as herein stipulated and to quit and deliver the same to the lessor or his attorney peaceably and quit at the end of the term of said lease, in as good condition, reasonable use thereof, fire and other unavoidable casualties excepted, as they now are, and not to make or suffer any waste thereof.

It is expressly agreed, that if there is default in the payment of the rent above stipulated for thirty days after the same is due, the said George Wright, Trustee, or his attorney or agent, shall have the right to re-enter and repossess the said premises, and to expel and remove therefrom the said G. G. Paulos or any other person occupying the same.

In witness whereof, the said parties, have hereunto interchangeably set their hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

Howard Caldwell As to G. G. W. Trustee & G. G. Paulos
Gus Allos As to G. G. Paulos
Mary C. Thomas As to George Wright, Trustee

George Wright, Trustee (L.S.)
Landlord.
G. G. Paulos (L. S.)
Tenant.

State of South Carolina,
County of Greenville.

Personally comes, Howard Caldwell and makes oath that he saw the within named George Wright, Trustee, and G. G. Paulos, sign, and seal the within instrument, and that he with Gus Allos & Mary C. Thomas witnessed the execution thereof.

Sworn to before me this 13th day of March, 1940.

A. H. Pyron

Howard Caldwell

Not. Pub. for S. C.



S. C. Stamps \$1.44

Recorded June 5, 1940 at 10:57 A. M. #8178 BY: E. G.

State of South Carolina, County of Greenville,
For value received, I, G. G. Paulos, hereby transfer, assign, set-over and deliver unto Crist Arriagos, his heirs and assigns, the within lease and all my rights thereunder.

Witness my hand and seal this the 20th day of April 1944.

Signed, sealed and delivered in the presence of: John Angel
W. D. Workman

G. G. Paulos L.S.

State of South Carolina, County of Greenville:
Personally appeared before me John Angel, who being first duly sworn, says that he saw G. G. Paulos sign, seal, and as his act and deed deliver the within assignment and that he with W. D. Workman witnessed the execution thereof.
Sworn to before me this the 20th day of April 1944.
John Angel

W. D. Workman, L. S. Notary Public for South Carolina.
Assignment Recorded April 21, 1944 at 10:35 A. M. # 4181.

Handwritten note on the right margin: This assignment to Crist Arriagos... See deed Book 222 (John Angel) at page 130