

TITLE TO REAL ESTATE

as above provided for; and until Tenant has been entirely reimbursed for its said expense, Tenant shall have a first charge and lien upon the demised premises for the amount of such expense and the right to deduct said expense, plus interest, from the installments of rental next thereafter becoming payable hereunder.

SIXTEENTH: Landlord covenants that Tenant, on paying the rental and performing the covenants as aforesaid, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

SEVENTEENTH: All notice herein provided for, shall be given by registered mail, postage prepaid, return receipt requested; and if given by Tenant to Landlord, shall be addressed to Landlord at the place herein provided for the payment of rent; and if given by Landlord to Tenant, shall be addressed to Tenant, care of Sears, Roebuck and Co., Arthington Street and Homan Avenue, Chicago, Illinois, Attention its Vice-President and Comptroller.

EIGHTEENTH: The words "First party" and "Landlord" whenever and wherever used herein, although expressed in the singular number, shall nevertheless, be taken to apply to the persons, one or more, male or female, firms or corporations, although plural in number, respectively, as the same may be described as "First Party" hereinabove, and all pronouns used herein and referring to said "First party" shall be construed accordingly, regardless of either number or gender thereof.

NINETEENTH: The provisions of this lease shall be binding upon and shall inure to benefit of the parties hereto and their respective heirs, executors, administrators, successors and/or assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals, the day and year first above written, the corporate party and/or parties by its or their proper officers duly authorized thereunto.

WITNESSES TO EXECUTION

BY FIRST PARTY:

LAURA VIRGINIA INMAN  
B. F. MARTIN.

WM. H. AUSTIN (SEAL)

WITNESSES TO EXECUTION

BY SECOND PARTY:

THOMAS FORNEAR  
ETHEL M. BURKHARDT



SEARS, ROEBUCK AND CO. (SEAL)

BY: G. B. HATTERSLEY (SEAL)

VICE PRESIDENT (SEAL)

ATTEST:

C. E. HUMM.

Secretary

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE. SS

On the 12th day of December in the year One Thousand Nine Hundred and forty before me personally came William H. Austin, as first party or as officer of first party, personally known to me to be the same person whose name is subscribed to the foregoing instrument, who being by me duly sworn did depose and say that he resides in Greenville, S. C., that he signed, sealed and delivered the said instrument as the free and voluntary act of first party for the uses and purposes therein set forth, and that first party has the legal right to grant and execute the above and foregoing lease; that he is the \_\_\_\_\_ of the \_\_\_\_\_ the corporation described in and which executed the above instrument as first party; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name there to by like order.

My commission expires at the Pleasure of the Governor of S.C.



Mary Seyle, Notary Public.  
for S.C.

State of South Carolina,  
County of Greenville. ss

On the 14th day of January in the year 1941 before me came G.B. Hattersley personally known to me to be the same person who subscribed the foregoing instrument on behalf of second party, who being by me duly sworn, did depose and say that he resides in Cook County, Illinois that he signed, sealed and delivered the said instrument as the free and voluntary act of second party for the uses and purposes therein set forth; that he is the Vice-President of Sears Roebuck and Co., the corporation described in and which executed the above instrument as second party; that he knows the seal of said corporation, that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.  
My commission expires November 9, A. D. 1942.

NOTE: If first party is a corporation, a certificate of its Secretary that a resolution of its Board of Directors was adopted authorizing the execution of this lease should be attached to this lease.

State of South Carolina, County of Greenville.

Personally appeared before me Laura Virginia Inman and made oath that she saw the within named Wm. H. Austin, sign, seal, and as his act and deed deliver the within written lease, and that she with B. F. Martin witnessed the execution thereof.  
Sworn to before me this 12th day of December, 1940.

N. P. for S. C. Mary Seyle (L. S.)

Laura Virginia Inman

Recorded January 24, 1941 at 3:10 P. M. #1100 BY: E.G.

For Another Probate see Page 48 in this Book.