

STATE OF SOUTH CAROLINA?

COUNTY OF GREENVILLE.

This Indenture made and entered into this the 17th day of May, 1946 by and between Emma S. Bell, of the one part, and hereinafter referred to as Landlord and R. B. Dean, of the other part, and hereinafter referred to as Tenant.

W I T N E S S E T H :

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, the Landlord has let and rented to the Tenant and he has hired and taken from her, that certain lot of land, with all the improvements thereon, situate on and known as No. 74 N. Main Street, in the city of Greer, in the County and State aforesaid, adjoining the property of Mary Bright on the North and Ben Green on the South.

To have and to hold said premises for and during the term of three years, beginning the 1 day of June, 1946.

The tenant agrees to pay to the Landlord, or her agent, for the use and occupancy of said premises herein demised, the sum of Thirty-Two (\$32.00) for each and every calendar month thereafter for the duration of this lease.

Should the residence on said premises be by any means destroyed or so injured to render it unfit for residence purposes, then this lease may be terminated at the option of either party hereto.

The Landlord does hereby covenant and agree that if the Tenant pays the rent herein stipulated the Tenant may peaceably and quietly enjoy the said premises for the time aforesaid.

The Landlord does hereby grant unto the Tenant the exclusive option or right to renew and extend this lease for a term of two years from the expiration first herein provided, provided the Tenant exercises this option by giving unto the Landlord, her Executor, Administrator, heirs and assigns, notice in writing thirty days before the expiration of said three years term of his intention to so renew, said renewal to be upon the same terms and conditions as herein provided for the said three years term.

It is further understood and agreed, by and between the parties hereto, that the covenants and agreements herein contained are binding upon each of the parties hereto as well as upon their respective heirs, executors, administrators and assigns.

In witness whereof, the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:

Mary G. Bright

Mrs. W. P. Center

Emma S. Bell (SEAL)

Romeo B. Dean (SEAL)

THE STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

PERSONALLY comes before me Mary G. Bright who on oath deposes and says: That she saw the within named Emma S. Bell and R. B. Dean sign, seal and as their act and deed, deliver the