

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA;
County of Greenville

We, Charles P. Efstration and Catina E. Efstration lessors in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto Pinkney L. Bauknight, Jr. lessee the five rooms in the rear of the upper story of the house situate on the East side of North Spring Street, listed as 110 Spring St., in the City of Greenville. for the term of Three years from the 15th day of August 1946, provided that the rooms are ready for occupancy at that time; if found that on that date occupancy cannot be had, then the rent is to begin from the date when the rooms are available. and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Sixty (\$60.00) per month DOLLARS per month payable monthly in advance, beginning August 15, 1946, subject to the above proviso, and on the 15th of each succeeding month for the term of three years. As a part of the consideration of this lease, the lessee agrees to advance the sum of \$720.00 (Seven Hundred and Twenty Dollars) in cash to the lessors and same is to be used by the lessors for the purpose of renovating and repairing the leased quarters, as heretofore agreed by the parties hereto, the substance of which is that the lessors will make all necessary changes and repairs, designated by the lessee, including the installation of such plumbing and heating fixtures as may be necessary. It is further agreed that the sum of Seven Hundred Twenty (\$720.00) Dollars is to be deducted from the rental payable on the premises as it may accrue until this sum has been paid. In the event that the premises are destroyed by fire before the sum of \$720.00 is utilized, then the lessors agree to refund the unpaid portion to the lessee. It is mutually agreed that the lessee is to defray the operating costs of his own light, heat and water supplies.

To Have and to Hold the said premises unto the said lessee his executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, at the termination thereof, the rental to be agreed upon unless the party desiring to terminate it give to the other party Two (2) months written notice previous to the time of the desired termination, but the destructions of the premises by fire or other casualty, or One (1) months arrear of rent, shall terminate this lease. The lessee agrees to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals the 3rd day of July, 1946.

Charles P. Efstration (SEAL)
Mrs. Catina E. Efstration (SEAL)
Pinkney L. Bauknight, Jr (SEAL)

Witness

Pink Davis

Marshall Sullivan

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally comes Marshall Sullivan and made oath that he saw the within named parties sign and seal the within written instrument, and that he with Pink Davis witnessed the execution

Sworn to before me this 3rd day
Of July 1946

J. D. Poag (L.S.)
Notary Public, S. C.

Marshall Sullivan

Recorded July 10th, 1946 at 3:41 P.M. #11724

By EB