

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This lease made and entered into by and between Nelle Mills Griffin, hereinafter referred to as the Lessor, and Mrs. Kathryn Carter and Mrs. Mozelle Hackney, doing business as Polly Ann Beauty Parlor, hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed the Lessor does hereby let and lease unto the Lessee the premises designated as 109 West North Street, Greenville, S.C., according to the city enumeration, for a period of ten years, commencing June 1, 1945 and expiring May 30, 1955.

In consideration for said premises the Lessee agrees to pay to the Lessor as rent therefor one hundred ten dollars per month, payable monthly, in advance.

As part of the consideration for this lease, the Lessee agrees to make such repairs at her own expense as may be necessary in order to make said premises suitable for the operation of a beauty parlor and agrees not to assign this lease or sublet said premises or any portion thereof without the written consent of the Lessor. Likewise, the Lessee will furnish at her own expense necessary heat, water and lights in connection with the business to be operated by her and will maintain said premises in a reasonably good state of repair at her own expense, except the Lessor is to keep the roof of said building in a reasonably good state of repair; however, Lessor will not be responsible for any damage sustained by the Lessee by reason of leakage until the Lessor shall first have received written notice of the defective condition of said roof and allowed a reasonable time thereafter in which to make said repairs. The Lessee is to install at her own expense furnace and other heating equipment and such plumbing as may be needed in the operation of said business.

On termination of this lease, by expiration or otherwise the improvements made by the Lessee shall be left upon said premises and become the property of the Lessor herein.

In the event said building is damaged by fire or other casualty to such extent as to render the same unfit for the purposes for which the same is being used by the Lessee, this lease shall thereupon terminate; likewise in the event any month's rent is in arrears and unpaid for a period of thirty days, this lease shall terminate at the option of the Lessor.

Witness the hands and seals of the parties this 3rd day of April 1946.

In Presence of:

Wesley M. Walker
Mary S. Wilburn

Nelle Mills Griffin (SEAL)
Mrs. Kathryn Carter (SEAL)
Mrs. Mozelle McKee Hackney (SEAL)
doing business as Polly Ann Beauty
Parlor Lessee.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Wesley M. Walker who being duly sworn says that he saw the within named Nelle Mills Griffin, Mrs. Kathryn Carter and Mrs. Mozelle McKee Hackney sign, seal and as their act and deed deliver the within written lease and that he with Mary S. Wilburn witnessed the execution thereof.

Sworn to before me this
7th December, 1946.

Mary S. Wilburn (SEAL)
Notary Public, S. C.

Wesley M. Walker.

S. C. Stamps \$5.28

Recorded February 26th, 1947. At 2:08 P.M.

#3868

By. R.I. Hy.