

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

THIS LEASE made and entered into by and between J. F. Perley and Robert W. Hunter hereinafter referred to as the Lessors and Paul B. Willimon hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed the Lessors do hereby let and lease unto the Lessee the following described real estate:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Greenville Township, on the east side of North Main Street and having according to a plat thereof made December, 1946, and recorded in the R. M. C. Office for Greenville County in Plat Book "Q" at Page 65, the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin on the east side of North Main Street which iron pin is 165.1 feet in a southerly direction from the southeastern intersection of North Main and Elford Streets and running thence S. 68-40 E. 291.5 feet to the North edge of a cement post in the line of North Brown Street; thence along the western side of North Brown Street S. 29-30 W. 89.5 feet to the center of a pier; thence along the northern side of a brick wall now or formerly owned by the Greenville Hotel Company N. 68-55 W. 274.1 feet to the north edge of the wall in the line of North Main Street; thence along the eastern side of North Main Street N. 18-07 E. 90 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD the aforesaid premises unto the said Lessee for a period of one year beginning April 1, 1947 with an option to renew to the Lessee for an additional period of one year from April 1, 1948.

In consideration for said premises herein leased the Lessee hereby covenants and agrees to pay to the Lessor as rent therefor the sum of two hundred seventy-five dollars per week payable on Tuesday of each and every week during the term of this lease and the first payment of two hundred seventy-five dollars being due and payable on April 8, 1947 for the week beginning April 1, 1947. Should the Lessee fail to pay any weekly rental payment when due, the Lessors shall have the option to immediately declare this lease null and void and shall have the right to peacefully reenter said premises and take full possession thereof.

It is expressly agreed between the Lessors and the Lessee that all the premises herein above described are leased to the Lessee except that portion of said property now being occupied by Robert Brown and being known as Bob's Stand, which portion of said property is expressly exempted and not included in this lease to the Lessee.

It is further expressly agreed between the Lessors and the Lessee that either party to this lease may cancel this lease by giving to the other party at any time a thirty days notice in writing.

It is further understood and agreed that the lot herein leased, is to be used by the Lessee solely for the purpose of maintaining and operating thereon a parking lot and shall not be used by the Lessee for any other purpose.

In witness whereof the parties hereto have set their hands and seals at Greenville, South Carolina, this 1st day of April, 1947.

In presence of:

C. E. Brannon

J. J. W. Jordan

J. F. Perley (SEAL)

Lessor

Robert W. Hunter (SEAL)

Lessor