

TITLE TO REAL ESTATE

13. The waiver by either party as to the breach of any covenant or condition to be performed by the other, or the failure of either party to insist upon strict performance of any covenant or condition by the other to be performed, shall not be deemed to abrogate such covenant or condition nor be deemed as a waiver of any continuing or subsequent breach thereof, but such covenant or condition shall continue and remain in full force and effect.

14. The covenants and conditions herein contained shall be binding upon and enure to the benefit of the respective parties, hereto, their heirs, personal representatives, successors and assigns.

15. The Lessor does covenant and agree that upon payment of the rents by the Lessee as provided herein, and upon due performance by the Lessee of the covenants and conditions by it to be performed hereunder, the Lessee shall and may peaceably and quietly have, hold and enjoy the demised premises for the term herein granted without molestation or hindrance on the part of the Lessor or any other person or persons whomsoever,

16. The Lessee understands that he is not to sub-lease this building at anytime.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed the day and year first above written.

In the Presence of:

James S. Simpson, Jr.
B. A. Long

Paul J. Oeland
Lessor

Robert Patrick Watson
Lessee

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

PERSONALLY appeared before me James S. Simpson, Jr., and made oath that he saw the within named Paul J. Oeland, as Lessor, and Robert Patrick Watson, as Lessee, sign, seal and as their act and deed deliver the within written lease, and that he with B. A. Long witnessed the execution thereof.

SWORN TO before me this 2nd)
day of May, A. D., 1947.)

James S. Simpson, Jr.

Patrick C. Fant (LS))
Notary Public for South Carolina)



S. C. Stamps \$0.96

Recorded May 5, 1947 at 11:58 AM 8629 BY:CLB