

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE.

This lease made and entered into by and between Harriett M. Stone, Trustee for Eugene Stone, hereinafter referred to as the Lessor, and E. D. Cobb, 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 that certain vacant lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the north side of East Stone Avenue Extension, Lot #12, Section I - Stone Land Company, said lot having a frontage of approximately sixty feet on Stone Avenue and extending back a depth of one hundred twenty-five feet, more or less, to a driveway of the Pet Dairies, for a term of twenty years commencing on September 15, 1946, and expiring on the 15th day of September, 1966.

In consideration for said premises the Lessee agrees to pay to the Lessor as rent therefor the sum of twenty-five dollars per month payable monthly in advance for the first ten years of said term, and the sum of forty-dollars per month payable monthly in advance during the last ten years of said term.

As a part of the consideration for said lease, the Lessee agrees to erect and construct, during the term of said lease, a building on said lot at a cost of at least five thousand dollars, said building to consist of brick or brick veneer walls, cement floor and plaster interior walls.

It is understood and agreed that should the Lessor herein become desirous of selling said property, the Lessee herein shall have the refusal of purchasing the same at such price as the Lessor could procure in a bona fide manner from some other party.

It is further understood and agreed that the Lessor during the term of said lease shall pay all taxes and assessments which may be levied upon or against said lot, and the Lessee will pay such taxes or assessments as may be levied against the building to be erected thereon by the Lessee, and on expiration of said lease the building erected by the Lessee shall be considered a part of the real estate and ownership of said building shall pass to the owner of said lot. However, it is understood and agreed that upon the expiration of said lease the Lessee herein shall have the right to remove from said premises any fixtures and equipment located thereon, excepting toilet and lighting fixtures.

It is further understood and agreed that in the event one month's rent shall be in arrears and unpaid for thirty days, this lease shall terminate at the option of the Lessor herein.

In witness whereof the parties hereunto set their hands and seals at Greenville, South Carolina, on this the 6th day of September, 1946.

Alexander M. Stone

Jno. M. Waddill

Mary S. Wilburn.

Harriette M. Stone

(L. S.)

As Trustee for Eugene Stone

E. D. Cobb Lessor

Lessee

State of South Carolina,
 County of Greenville.

Personally appeared before me Alexander M. Stone and made oath that he saw the within named Harriette M. Stone sign, seal and as his her their act and deed, deliver the within instrument, and that he with Jno. M. Waddill witnessed the execution thereof.

Sworn to before me, this 17

day of June, A. D. 1947.

Alexander M. Stone.

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