

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

S. C. Stamps 68¢

LEASE

THIS AGREEMENT made this the 21st day of June, 1947 by and between Ralph E. Cleveland, hereinafter called Lessor, and Charles V. Pruitte, hereinafter called lessee:

WITNESSETH:

I

Lessor hereby leases to lessee for a period of four and one-half (4½) years beginning on the first day of July, 1947 and ending on the thirty-first day of December, 1951, the following described property to-wit:

All that certain lot of land designated as lot No. 13 in Block H, having a frontage of 50 feet on First Avenue, and a depth of 150 feet in Park Place, an addition to the city of Greenville, South Carolina, situated just out of the city limits of Greenville, as shown in revised plat of said addition on file in the office of R. M. C. for Greenville County in Plat Book "A" at page 119, being the same lot conveyed to the lessor by Annie I. Ranger, formerly Annie I. Brown, by deed dated June 26, 1937, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 199 at page 114.

Lessee agrees to pay as rent for the leased premises, the sum of \$20 per month up to and including December 1948, and beginning January, 1949, lessee agrees to pay the sum of \$35 per month, payable in advance.

III.

The lessee shall at any time during the term of this lease have the option to purchase said leased premises for the sum of \$2500.00, by giving the lessor thirty (30) days written notice of his election to exercise said option.

IV

Lessee may from time to time erect or install upon the leased premises such buildings and equipment as he deems necessary for his business, and may from time to time make such alterations and changes therein and otherwise in the leased premises as he sees fit. At the termination of this lease, improvements on said premises shall be turned over to the lessor.

V.

Lessee may at any time assign this lease or sublet all or any part of the leased premises.

VI.

This lease shall inure to the benefit of and be binding upon the respective heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their seals and executed this lease in duplicate the day and year first above written.

Witnesses:

Ray W. Bayne

Charles V. Pruitte (L. S.)

W. James Williams

Ralph E. Cleveland (L. S.)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

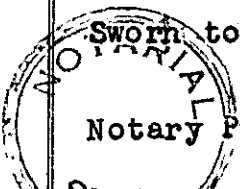
PERSONALLY appeared before me, Ray W. Bayne who being duly sworn says that he saw the within named Ralph E. Cleveland, as Lessor, and Charles V. Pruitte, as lessee, sign, seal and as their act and deed, deliver the foregoing lease and that he with W. James Williams witnessed the execution thereof.

Sworn to and Subscribed before me this the 21 day of June, 1947.

Ray W. Bayne.

W. James Williams,  
Notary Public for S. C.

Recorded June 26th, 1947 at 2:30 P. M. #12341 BY: E.G.



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