

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

I, Nellie K. Hopkins lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto Allen E. Vaughn, lessee the store building and lot hereinafter described for the term of five years, with option to renew it for an additional five years, commencing July 1, 1947, and ending June 30, 1952, at the rental hereinafter specified for the original five year term.

and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Forty-five Hundred and no/100 (\$4500.00) Dollars payable \$75.00 per month in advance

## DESCRIPTION OF PROPERTY.

That certain store building located at #40 Pendleton Street in the City of Greenville, S. C., the lot and building being 15.8 feet, more or less, on the above named street and running back in parallel lines 100 feet, more or less, to alley. This is the same property purchased by the Lessor from the Marion B. Leach Estate.

It is understood and agreed that the Lessee Takes the property just as it is and will, at his own expense, pay for any and all improvements alterations, or upkeep on the building that may be necessary for his use during the term of this lease, no expense to be borne or paid by the Lessor.

This lease shall not be assigned nor the premises thereof sublet without the written consent of the Lessor.

The Lessee agrees that during the term of this lease he will repair the roof of the building and keep the same in good state of repairs and that if said roof needs replacing, he will replace the same with a tar and gravel roof. The Lessor shall not be responsible for the maintenance, repair or upkeep of the roof during the term of this lease or for any damages on account of the condition of the same. The Lessor further agrees that within three months from the execution of this lease he will repair the walls, install new sills and floor, and repair the plumbing and the front; said alterations, repairs and improvements to be approved by the Lessor, which approval Lessor agrees not to unreasonably withhold. Upon failure of Lessee to make said repairs and improvements within the time specified, Lessor may, at her option, cancel this lease agreement. This lease supersedes and cancels the lease executed by and between the parties hereto, dated August 30, 1945. Allen E. Vaughn, Nellie K. Hopkins. To Have and to Hold the said premises unto the said lessee his executors, administrators and assigns for the said term. the destruction of the premises by fire or other casualty, or one months arrears of rent; shall terminate this lease. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seal the 30th day of July, 1947.

Witness:

Alfred F. Burgess  
Dorothy G. Carey

Nellie K. Hopkins (SEAL)

Allen E. Vaughn (SEAL)

State of South Carolina,  
County of Greenville.

Personally comes A. F. Burgess and made oath that he saw the within named Nellie K. Hopkins & Allen E. Vaughn, sign and seal the within written instrument, and that he with Dorothy G. Carey, witnessed the execution thereof.

Sworn to before me this 30th day of  
July, 1947.

A. F. Burgess.

Dorothy G. Carey (L. S.)

Notary Public, S. C.

S. C. Stamps \$1.80

Recorded July 31st, 1947 at 2:12 P.M. #14834 BY:E.G.