

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) L-E-A-S-E

THIS AGREEMENT made and entered into this 26th day of August, 1947, by and between Martha C. Vess, hereinafter referred to as Landlord, and Roy C. Hamrick, hereinafter referred to as Tenant,

W-I-T-N-E-S-S-E-T-H:

That in consideration of the rents reserved, and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord the following described property located in Greenville County, South Carolina:

"The Brick Storeroom located in New Buncombe Road, now designated as #1307, said Storeroom facing the New Buncombe Road and being approximately 20 feet in width with a depth of 60 feet, the same now occupied by the Tenant and also an additional building erected just North of the building designated as # 1307."

(2) TO HAVE AND TO HOLD the above described premises with all rights and privileges thereunto belonging for a period of two years, beginning September 1, 1947, and ending August 31, 1949, with the option to the Tenant to extend said lease for a period of two additional years on the same terms and conditions as herein set forth, provided the Tenant has promptly paid all rents due under the terms of this lease, and shall give to the Landlord (90) days' written notice of his intention to exercise said option prior to August 31, 1949.

(3) The Tenant agrees to pay to the Landlord for and during the period of this lease the sum of Eighty-Five and No/100 (\$85.00) Dollars per month, payable monthly in advance, the first payment to be made September 1, 1947.

(4) Should any installment of rent be past due and unpaid for a period of thirty (30) days after due, the Landlord may at her option, after giving ten (10) days' written notice, either: (a) Declare the full rental for the entire period due and payable immediately, and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants, or (b) Declare this lease terminated and enter and take possession of the leased premises and thereafter hold the same free of the rights of the Tenant, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all sums which, under the terms of this lease, may then be due and unpaid for the use of the premises.

(5) The Landlord agrees to keep in good repair the roof and outer walls of said building, but the Tenant shall be responsible for keeping the interior of said building in good condition, and shall at his own expense replace any broken glass or windows.

(6) The Tenant is to make no improvements or alterations to the premises except at his own expense and without first having obtained the written consent of the Landlord.

(7) The Tenant reserves the right and privilege, after payment of the rent to the expiration of this lease, to remove any and all trade fixtures which may be installed by him at his expense.

(8) The Tenant will not use, nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may become a nuisance.

(9) The Tenant agrees to surrender said premises at the time of the termination of this lease, or at any other time herein provided for, in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease.

IN WITNESS WHEREOF, The parties have hereunto set their hands and seals in duplicate this 26th day of August, A. D. 1947.

SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF:

Kathryn L. Brown  
 J. L. Love

\_\_\_\_\_  
 Martha C. Vess (SEAL)  
 Landlord  
 \_\_\_\_\_  
 Roy C. Hamrick (SEAL)  
 Tenant

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) P-R-O-B-A-T-E

PERSONALLY APPEARED Before me Kathryn L. Brown who, after being first duly sworn, says: That she saw the within named Martha C. Vess, as Landlord, and Roy C. Hamright, as Tenant, sign, seal and, as their act and deed, deliver the within written Lease for the uses and purposes herein mentioned, and that she with J. L. Love witnessed the execution thereof.

SWORN to before me this 26th day of August, A. D. 1947.

\_\_\_\_\_  
 Kathryn L. Brown

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 J. L. Love (SEAL)  
 Notary Public for South Carolina

84¢ Stamps

Recorded September 2nd, 1947, at 9:45 A.M. - #17180

BY: CES