

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE



This agreement, by and between Frances Raines, hereinafter called the Lessor, and W. C. McGarity, hereinafter called the Lessee,

WITNESSETH: Lessor does hereby lease unto the said Lessee, his heirs and assigns, all of that piece, parcel or lot of land situate, lying and being about five and one-half miles Northwest of the City of Greenville, in Paris Mountain Township on the West side of the Buncombe Road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Buncombe Road 459 feet from the Duncans' Chapel corner and running thence N. 73-00 W. 1250 feet to an iron pin; thence N. 6-00 W. 493 feet to an iron pin; thence S. 69-55 E. 1279.4 feet to an iron pin on the Buncombe Road; thence with said road S. 6-00 E. 418 feet to the beginning corner, and containing twelve (12) acres, more or less.
 Second: Beginning at an iron pin on the West side of Buncombe Road and running thence S. 73 W. 1250 feet to an iron pin; thence S. 6 E. 200 feet to an iron pin; thence S. 64-50 E. 699 feet to a stone; thence N. 29 E. 40 feet to an iron pin; thence S. 80-20 E. 493 feet to an iron pin on the Buncombe Road; thence N. 11-15 E. 175 feet with the Buncombe Road to the beginning corner, and containing 6.01 acres, more or less.

The term of this lease is for a period of three years, next ensuing from the date of the execution hereof at a rental of \$90.00 per month, payable monthly, in advance as follows: On November 15, 1948 the Lessee shall pay to the Lessor the sum of \$45.00 which shall represent payment in advance of the rental to December 1, 1948. On the First day of December, 1948, the Lessee shall pay the sum of \$90.00 to the Lessor and on the First day of each succeeding month thereafter for the full term of this lease.

The Lessor agrees to pay State and County Taxes on the premises based on the improvements which have been made on the property as of the date of the execution of this Agreement. The Lessee agrees to pay any increased levy by reason of improvements which he may make on the premises during the term of this lease.

The Lessee agrees to maintain and repair the houses presently constructed on the property at his own expense; the Lessor is to pay the insurance premiums on these houses.