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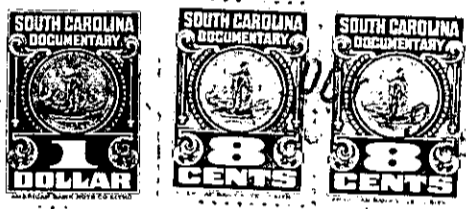
THIS INDENTURE Made and entered into this 21st day of August, 1953, by and between the ~~Charleston & Western Carolina Railway~~ COMPANY, a corporation created and existing under the laws of the State of ~~Virginia~~ South Carolina, hereinafter for convenience styled Lessor, party of the first part, and RALPH S. WHITMIRE, of Greenville, South Carolina,

hereinafter for convenience styled Lessee, party of the second part:

WITNESSETH: That Lessor, for and in consideration of the rents or sums of money hereinafter agreed to be paid by Lessee, and of the covenants upon the part of Lessee to be kept and performed as hereinafter expressed, hereby leases and demises unto Lessee the right and privilege of occupying and using for the purpose of constructing and maintaining warehouse, for storing and handling feeds,

all that certain space of land, property of Lessor at Greenville, Greenville County, South Carolina, described as follows, to wit:

Rectangular space of land, 40 x 120 feet; the southeastern or 40-foot, side of said space being 4627 feet northwest of Mile Post 130, Greenville Branch Line of Lessor (as measured from Augusta, Georgia); the southwestern, or 120-foot side, being parallel to and 8.5 feet northeast of centerline of Lessor's Yard Track No. 5.



For Assignment to estate of Whitmire see Deed Book 52 Case 49

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Unless sooner terminated as hereinafter provided, said space shall be occupied continuously for the term of Ten (10) years beginning September 3, 1953, and ending September 3, 1963.

And Lessee hereby covenants and agrees, in consideration of the premises:

First: That Lessee will not use the said space for any other purpose than that specified herein, and will not assign this lease or any part of the term hereby granted, nor suffer or permit any other person or corporation to use any portion of said premises except with the consent in writing of Lessor.

Second: That Lessee will yield and pay unto Lessor the rent or sum of TWO HUNDRED EIGHTY & 80/100 DOLLARS (\$ 280.80) each and every year payable at the beginning of each and every year

during the continuance of the term hereby created (unearned rental to be refunded on termination as herein provided); and, in the event of any street or sidewalk or other municipal improvements being made during this lease, Lessee will pay an additional rental equivalent to six per cent. per annum on such cost of said improvements as may be assessed against the space hereby leased. Lessee also agrees to pay additional rental commensurate with any increase in land taxes at any time during the term of ten (10) years hereby created or any renewal thereof.

Third: That Lessee will pay the full amount of any and all taxes—State, County, Municipal and Special, and any penalties in connection therewith—levied or assessed on account of the improvements placed on said space by Lessee or by Lessee's predecessors; all necessary payment, listing and other duties in connection with the taxation of said improvements to be performed by Lessee.