

State of South Carolina

GREENVILLE CO. S. C.

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County of Greenville

DONNIE S. TANKERSLEY
R.M.C.

Lynell Peterson

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto W.D. Ensor

lessee

for the following use, viz.: the following described property:

the

for the term of ten years from date or to terminate within one year after

the death of W.D. Ensor, whichever occurs first

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Seventy-eight and 75/100 (\$78.75) Dollars

per month payable monthly

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being shown as a portion of Lot Number 10 on plat entitled Property of John Peterson and Lynell Peterson, recorded in Plat Book VV at Page 141 in the RMC Office for Greenville County and having according to said plat the following metes and bounds to-wit: BEGINNING at a point on the Eastern side of Thomas Drive at the joint corner of Lot 10 and C.B. Goodlet property and running thence along Thomas Drive in a Southerly direction 221 feet more or less; thence around the curve of the intersection of Thomas Drive and Magnolia Drive a distance of 20 feet to a point on Magnolia Drive; thence, S. 45-15 E. 85 feet to a point on Magnolia Drive; thence with a new line through Lot 10, N. 48-15 E. 150 feet, more or less, to a point in line of Lot 10; thence N. 45-15 W. approximately 249.4 feet to the point of beginning.

To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party months written notice previous to the time of the desired termination; but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor so desires. 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15 day of October, 19 73

Witness:

Nancy J. Davis
Personal Sec. Tankersley

Lynell Peterson (SEAL)
W.D. Ensor (SEAL)

(SEAL)

(SEAL)

(SEAL)

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