

RECORDED MAR 30 '76 At 4:28 P.M. W. J. Miller: Double R. Miller. This lease cancelled on Jan. 2, 1976 Love, Thomas and Arnold.

24906 FILED GREENVILLE CO. S. C. 22 1963 MAR 30 A 28 PM '76 SOUTH CAROLINA GREENVILLE COUNTY R.M.C. TANNERSLEY

AUG 22 1963 LEASE 5340



BOOK 730 PAGE 367 VOL 1033 PAGE 878

This agreement made and entered into this 1st day of June, 1963 between Mrs. Elsie Cothran, hereinafter called the Landlord and Mrs. Helen Matthews and husband, Johnny E. Matthews, hereinafter called the tenants.

WITNESSETH: The Landlord hereby rents and leases to the tenants the following property to-wit: All that tract or piece of land lying and being in land lots, 4,5,6,7,8 of the Paris District, Chick Springs Township, Greenville County, South Carolina, being more particularly described as beginning at a point forty feet from the corner of property of O. C. Cothran, corner of National Highway and Scott Street, and running thence N. 37-33 W. 101.3 feet to a pin corner of lot no. 9; thence S. 70- 23W 39.9 feet; thence S. 37-41 W. 96.8 feet; thence N. 58- 54 E. 40 feet to the beginning corner; the same being lots 4,5,6,7, and 8 of the J. G. Scott subdivision of lot #3 Block B of the Realty Corporation sub-division at Paris Station, a plat of which is in R. M. C. Office for Greenville County in Plat Book E, Page 49, and recorded on page 475, Volume 161 at the Greenville County, South Carolina Recording Office.

Said property is rented by the Landlord to the tenants for a period of Twenty(20) years, commencing on the 10th day of June, 1963 and ending on the 10th day of June, 1983 or upon the death of the Landlord whichever event occurs first. Landlord further agrees that tenants shall have full use and privileges of said property and said property shall remain free from all liens and encumbrances.

The tenants commencing with the effective date of this contract will pay to the Landlord, a monthly rental in advance on the 10th day of each and every month during said term \$5.00 per month or \$60.00 per year, paid by January 10th of each and every year.

Further Agreed by the parties to this contract that part of the consideration to support this contract shall be, to wit: That since the tenants have erected a residence on the above described property at their own expense, in order to be better able to look after and care for the Landlord, her Mother, in the past and future, it is expressly agreed upon the death of the Landlord, she will devise the herein above described property to the tenants, her daughter and/or Son-in-law in fee simple.

Time is of the essence of this contract and all of its provisions and terms.

In WITNESS whereof, the Landlord and tenants have herein to set their hands and affixed their seals the day and year first written above.

Signed, Sealed and Delivered in the presence of: Thomas H. Beach NOTARY PUBLIC FOR S. C.

J. L. Meas

Mrs. Elsie Cothran, Landlord Mrs. Helen Matthews, Tenants Mr. Johnny E. Matthews, Tenants

4328 RV-2