

GREENVILLE CO. S.C.

Vol 11 4 46 PM '77

IVOL 1064 PAR 835

DENNIE S. TANKERSLEY
R.M.C.

7/21
11/11
COMMERCIAL
XXXXXXXXXXXX

AND GROUND LEASE

11/11
18th. September 77

Alfarata C. Downs

or landlord

Earle R. Berry

Augusta Street, Greenville, SC

SEE ATTACHED SKETCH SHOWN AS EXHIBIT "A" AND EXHIBIT "B" WHICH IS MADE A PART OF THIS CONTRACT

September 12, 77

September 12,

82

with option for another five (5) years.

\$100.00 Per month for property and improvements shown as Exhibit "A"
to Mrs. A. Downs directly ~~XXXXXXXXXX~~ 100.00
month

Twenty-second
\$175.00 Per month for Ground Lease of property shown as Exhibit "B" accepted---

Exhibit "B" property on an "AS IS" Basis. Making the total rent
monthly \$275.00. Payable to Mrs. A. C. Downs, Greenville, S.C. Augusta Rd. 29605.

Alfarata C. Downs does hereby agree to pay to
Fred E. Rumler, \$25.00 Monthly, as real estate commission for securing Ground lease
shown on sketch as exhibit "B". Mail to 29 E. Mt. View Ave, Greenville, S.C. 29609

paid to Fred E. Rumler, shall be paid on options, renewals and extensions at the
same amount, \$25.00 Monthly. *Assessing Commission*

9. Tenant agrees to pay water bill for meter serving this property and adjacent house.

10. Owner gives tenant right to sub-lease, with owner reserving right to approve the
sub-lessee, said approval not to be unreasonably withheld.

Earle R. Berry
Dennie S. Tankersley
Witness:

Alfarata C. Downs
-Landlord
Dennie S. Tankersley
Witness:

SEE REVERSE FOR ASSIGNMENT OF LEASE
AND OR PROCEED.

3 2 2 2 1 1 1 0

2 0 0 4

4328 RV-2