

Lease

State of South Carolina
County of Greenville

I, Martin J. Ansel, of the City and County of Greenville and State aforesaid, lessor, in consideration of the rental herein-after mentioned, have granted, bargained and released, and by these presents do grant, bargain and lease unto S. Parry Gruff and Beverly M. Cary, now of Hendersonville, N.C., lessees, for the term of three (3) years the following described lot of land in the City of Greenville S.C., viz: my lot at the corner of N. Main and Springwood Avenue formerly Elford Street, fronting one hundred and twenty three (123) feet on N. Main St., measuring from the corner of N. Main St. and Springwood Ave., and one hundred and seventy three (173) feet on Springwood Ave., measuring from the corner of N. Main Street and Springwood Ave; the front line of the lot being on N. Main St. and back line being where the pivot hedge is now growing.

The said lessees agree and bind themselves to pay as rental for said lot the sum of one hundred (\$100.00) Dollars per month, the said rent to be paid monthly in advance, the first payment to be made on the 1st of July A.D. 1930.

The said lessees are to construct a modern Golfette on said lot, in conformity with the regulations of the City of Greenville, and to keep same in good repair. The construction to be at a cost not exceeding the sum of Three Thousand Dollars (\$3000.00), with the privilege of removing from said lot all buildings, fences or other improvements put on said lot, at the expiration of this lease.

It is understood and agreed between the parties of this lease, that the lessor, Martin J. Ansel, shall have the right to sell the said lot herein leased after the expiration of one year from date of this lease or at any time thereafter, and if he sells the same then he is to pay to the lessees whatever the amount that three disinterested persons, appointed by the parties hereto may decide would be

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reasonable for the improvements made on the lot, and not removed as above provided.

The lessor, in event of the sale of said lot shall give the lessees sixty day notice to vacate.

Should the lessees fail to pay the rent above specified, for two months, then the lessor shall have the right to terminate this lease and declare the same null and void.

This lease to take effect on July 1st, 1930.

In witness whereof the said parties have hereunto set their hands and seals this the 27th day of June A.D. 1930.

Executed in the presence of: Martin J. Ansel (L.S.)
D. H. Cochran, Jr. S. Parry Gruff (L.S.)
Lora Campbell Beverly M. Cary (L.S.)

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Personally appeared D. H. Cochran, Jr. and made oath that he saw the within named Martin J. Ansel, S. Parry Gruff, Beverly M. Cary sign and seal the within written instrument, and that he with Lora Campbell witnessed the execution thereof.

Sworn to before me this D. H. Cochran, Jr.
27th day of June, 1930.
Lora Campbell (L.S.)
Notary Public for S.C. S. C. Stamps #1.44

Recorded July 5th, 1930 at 9:45 a.m.

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