

TITLE TO REAL ESTATE

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Central Realty Corporation, its successors and assigns forever.

AND I do hereby bind myself and my successors in office to warrant and forever defend all and singular the said premises unto the said Central Realty Corporation, its successors and assigns, against me and my successors and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 24th day of December in the year of our Lord one thousand nine hundred and forty.

Signed, Sealed and Delivered in the presence of:

Laurence O. Lipscomb - - - (L.S.)

Surviving Trustee for the beneficiaries under the will of Bessie B. Lipscomb.

Elizabeth Lipscomb - - - -

Winston Owen - - - -

STATE OF GEORGIA

COUNTY OF STEPHENS

PERSONALLY appeared before me Winston Owen and made oath that he saw the within named Lawrence O. Lipscomb, Surviving Trustee for the beneficiaries under the will of Bessie B. Lipscomb, sign, seal and, as his act and deed, deliver the within written deed for the uses and purposes herein mentioned, and that he with Elizabeth Lipscomb witnessed the execution thereof.

SWORN to before me this 24th day of December, 1940.



Winston Owen

Ollie Mae Stowe (L.S.)

Notary Public for State at Large-Ga.

My commission expires December 30, 1941

Recorded December 30, 1940 at 4:15 P. M. #18348 BY: R. Henderson

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT made and entered into at Greenville, S. C., this the seventeenth day of June, 1940 by and between The Realty Company of Greenville, hereinafter called Party of the First Part and A. K. Akel, hereinafter called Part of the Second Part,

WITNESSETH

Party of the First Part hereby agrees to lease unto Party of the Second part all that certain piece, parcel or lot of land situate, lying and being in Ward #1 of the City of Greenville, S. C. and located on the west side of N. Main Street, diagonally across said street from the Ottaray Hotel. Located upon this lot is a two story brick building, measuring approximately 18 ft. Inside measurement, by approximately 100 ft. said store adjoins on the south side the store now occupied by Oneal-Williams Company, and the store in question being #243 N. Main St., according to the street enumeration of the City of Greenville. It being understood that the part herein leased is the ground floor or first story.

This contract is to run for a period of one year, beginning July 1, 1940 and ending June 30, 1941. The consideration for said rental is One Hundred Fifty (\$150.00) Dollars per month, payable monthly in advance. Party of the Second Part is, upon the signing of this contract, pay One Hundred Fifty (\$150.00) Dollars, which amount represents rent for July, 1940.

It is further understood and agreed that at the expiration of the above mentioned twelve month, Party of the Second Part is to have an additional two year contract on a basis of Two Hundred (200.00) Dollars per month. It is distinctly understood and agreed that the additional time is optional with Party of the Second Part.

It is understood and agreed that Party of the First Part will redecorate the interior of the building to the extent heretofore agreed upon between parties hereto.

It is understood that Party of the First Part is to furnish heat and water.

The parties hereto do hereby set their hands and seals, this the day and year first above written.

Imogene Roe

The Realty Co. of Greenville, S. C. G. C. Prevost.-Pres. L.S.

W. A. Chandler

Party of first Part

A. K. Akel L. S. Party of Second Part

STATE OF SOUTH CAROLINA : Personally appeared before me Imogene Roe who, being duly sworn COUNTY OF GREENVILLE : says that she saw the wintin lease signed, sealed and delivered, : by the within parties, and that she with W. A.Chandler witnessed

the execution thereof.

Sworn and subscribed to before me this 30 day of Dec., 1940

Imogene Roe

J. D. Todd, Jr. L.S.

Notary public for S.C. Recorded December 30, 1940 at 10:06 A.M. #18305 BY: R.Henderson