

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS INDENTURE MADE AND ENTERED into this the 14th day of December, 1945, by and between Greenville Community Hotel Corporation by J. Mason Alexander, Manager, Agents of the first part, hereinafter called the Landlord, and E. Roy Stone hereinafter called Tenant:

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord

Office space at # 8 West Court Street in the Poinsett Hotel building, Greenville, S. C. formerly occupied by B. F. Perry.

for the term of Three years

For the first year, \$45.00 per month. (1946)

For the second year, \$50.00 per month. (1947)

For the third year, \$55.00 per month. (1948)

to commence the 1st. day of January, 1946, for which he is to pay the sum of Forty-five Dollars per Month for the first year. Lessee agrees to pay in Monthly payments of \$45.00 each on the 1st. day of each month. \$50.00 per month for year 1947. \$55.00 per month for year 1948.

It is further agreed that the Landlord will provide all sufficient heat, water, toilet facilities and electric current for lights only. The Tenant will provide his own janitor service, maintain the premises in proper repair and pay for any inside painting he may have done.

It is further agreed that the aforesaid premises shall be used as a Office Space and that this lease shall not be assigned nor the premises sublet without the written consent of the said Landlord.

It is further agreed that no signs will be painted on either the outside or inside the walls of any building forming a part of the above premises.

That the Landlord, his representatives, agents, prospective purchasers, prospective lessees, or assigns may from time to time enter for the purpose of viewing and showing said premises, and at any time within 90 days next preceding the expiration of this lease, may affix to some suitable part of the said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation.

It is further agreed that the Tenant at the end of the aforesaid term, or upon a sooner determination of this lease, will quit and surrender the same premises in as good condition as he finds them, damage by ordinary and careful use thereof, and by the elements, excepted, provided, that if the buildings on said premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the Tenant fails in business, gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the opinion of the Landlord.

It is further agreed that any rent coming due and not paid within thirty days after it is due, or if the Tenant violates any other agreement herein, then and in either event, the Landlord may at his option declare this lease at an end, re-enter and take possession of the said premises and remove all persons therefrom without suit or process, the Tenant waiving all notice. That time is of the essence of this indenture.

Upon the Tenant paying the said rent and at the times provided, and keeping and performing all other covenants and agreements on his part, the Landlord hereby covenants that he may have possession for the term aforesaid.

As part of the consideration for this lease, the Lessee expressly covenants, warrants and represents that he is (are) the legal owner of any and all furniture and household goods moved upon the premises herein leased, and that there is no mortgage or other incumbrances on said furniture or household goods except x

In Witness Whereof, the parties hereto do in duplicate set their hands and seals, the day and year first above written, binding themselves, their executors, administrators, heirs

and assigns:
Signed, Sealed and delivered
In the presence of:

Louise Thruston

Ruth Hacker

E. Roy Stone (SEAL)

Greenville Community Hotel Corp.

J. Mason Alexander (SEAL)

Mgr.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Louise Thruston and made oath that she saw the within named J. Mason Alexander, Manager & E. Roy Stone, sign, seal and as his her their act and deed, deliver the within instrument, and that she with Ruth Hacker witnessed the execution thereof. Sworn to before me, this 17th day of Dec. A. D. 1945.

Louise Thruston

Ollie Farnsworth (SEAL)
Notary Public, S. C.

S. C. Stamps 72¢

Recorded December 17th, 1945-at 4:20 P. M. #14946 BY:E.G.