

Vol. 85-Title to Real Estate.

State of South Carolina,
County of Greenville.

This Indenture, made and entered into this the 1st day of February 1923, Witnesseth:

That I, M.A. Smith do hereby lease unto John Calogeras the Northern half of all that certain store room at 222 North Main Street, Greenville, South Carolina, which I now occupy, and the appurtenances thereunto belonging, for the year 1923, at Eighty-five (\$85.00) per month to be payable in advance the first monthly rental to be due and payable this day.

And the said Lessee, John Calogeras agrees and does hereby accept the terms of said lease and agrees to pay said rental in the manner as herein above stipulated.

It is also agreed and made a part of this lease or contract that the said Lessee, John Calogeras, is to have the right or privilege or renting said premises herein described for an additional period of three years at the expiration of this lease at a rental of \$100.00 per month to be paid in advance in the beginning of each and every month should the said Lessee exercise his option in this respect.

The said Lessee is to give to the said Lessor sixty (60) days notice whether he exercises the right to rent said premises for the additional three years period.

It is expressly agreed that should said Lessee default in two monthly rentals then this lease is to be terminated at the option of the Lessor without notice, and shall have the right to re-enter and repossess said premises hereby leased.

In witness whereof we have hereunto set our hands and seals this the 1st day of February 1923.

Witnesses:

W.B. McGowan,

M.A. Smith (Seal)

J.G. Leatherwood,

J. Calogeras. (Seal)

State of South Carolina,

County of Greenville.

Personally appeared before me W.B. McGowan who on oath says: That he saw the within named M.A. Smith and John Calogeras sign, seal and as their act and deed deliver the within written instrument or lease, and that he with J.G. Leatherwood witnessed the execution thereof.

Sworn to and subscribed before me this
the 1st, day of February, 1923.

J.G. Leatherwood (L.S.)

W.B. McGowan

Notary Public for S.C.

-Recorded February 2nd, 1923.

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