

TITLE TO REAL ESTATE

5612 PROPERTY - LAND AND - RESIDENTIAL

State of South Carolina,
County of Greenville

Lease

Mrs. Katharine J. Harrison, Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and leased, and by these presents do grant, bargain and lease unto Edward Fridal, Lessee, the following described property:

"Lot, no. 2 in Block A of Park Place, being recorded in Plat Book 'A' at page 117, reference to said Plat Book is hereby craved for a more complete description,"
for the term of Five (5) consecutive years, beginning September 1, 1936 and ^{ending} September 1, 1941, and the said Lessee, Edward Fridal, in consideration of the use of said premises for the said term, promised to pay the said Lessor, the sum of Fifteen (\$15.00) Dollars per month, payable in advance, beginning September 1, 1936. Fifty (\$50.00) Dollars is hereby paid the Lessor by the Lessee, the receipt whereof is hereby acknowledged, the said sum of Fifty (\$50.00) Dollars to be applied to rental for the first, second and third months of the life of this lease, leaving a balance of Five (\$5.00) Dollars to be applied on the fourth month.

It is hereby understood and agreed that if the said Edward Fridal should construct any kind of building or buildings on said property for the purpose of carrying on his business, to wit, that of operating a welding and machine shop, then at the termination of this lease, the said building or buildings shall become the property of the Lessor, the said Lessee agreeing in any event to leave a building or buildings on said property, unless the option hereinafter granted shall be exercised by Lessee. The said Lessee further agrees that he will leave no outstanding indebtedness against any improvement created on said property at the termination of this lease.

It is further understood and agreed between the parties hereto that the said Lessee is to have the option to purchase said property, at any time during the life of this lease, for the sum of Four Thousand (\$4,000.00) Dollars cash, the rental of Fifteen (\$15.00) Dollars per month hereinabove mentioned to cease as of the date of the purchase, if Lessee should purchase said property.

It is further understood and agreed between the parties hereto that the said Lessee is to pay all taxes due on said property; the Lessor is to expend no money whatever on said property.

To Have and To Hold the said premises unto the said Lessee, Edward Fridal, his executors, administrators and assigns, for the said term.

Witness our hands and seals this 3rd day of August, 1936.

In the presence of
W. H. Evans
Jno. H. Davis

Katharine J. Harrison (Seal)
E. Fridal (Seal)

State of South Carolina,
County of Greenville.

Personally comes John H. Davis and makes oath that he saw the within named Mrs. Katharine J. Harrison and Edward Fridal sign seal and deliver the within written instrument, and that he with W. H. Evans witnessed the execution thereof.

Sworn to and subscribed
before me this 3rd day
of August 1936.
W. H. Evans (P.S.)
Notary Public for S.C.

Jno. H. Davis

S.S. stamps cancelled 36 cents

Recorded March 8th, 1937 at 3:27 o'clock P.M. #2887