

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA - GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE

This Lease and Agreement entered into this 7 day of Jan, 1937, between T. J. Pearson, hereinafter called the Lessor, and R. A. Coker, hereinafter called the Lessee, witnesseth:

The said Lessor has this day rented, leased and demised to the said Lessee, for a term of Five (5) years, beginning December 7th, 1936 to December 7th, 1941, the following real estate situated in the County of Greenville, State aforesaid, in Oaklawn Township, on the Old Hundred Road, near Old Hundred Schoolhouse, to-wit:

"One Store building, now used as a filling station, together with the driveway entering said property."

The Lessee hereby agrees to pay as rental of said property, the sum of Fifty (\$50.00) Dollars per year; said rent to be payable in monthly payments of Four and 16/100 (\$4.16) Dollars, payable on the last day of each month.

It is understood and agreed by both the Lessor and the Lessee, that the Lessee is already in possession of the above described property, and that the term of this lease shall date from December 7th, 1936, to December 7th, 1941.

The Lessee agrees to return said premises to the Lessor at the expiration of this lease in the same condition as received by him, ordinary wear and tear excepted, and damages and destruction by public enemy or Act of God excepted.

To Have and to Hold unto the said Lessee, his heirs, executors, administrators and assigns, for and during the existence and term of this lease and agreement, in accordance to the terms and provisions hereof.

Witness, our hands and seals, this the day and year above written.

In the Presence of:

Ruby Paige

J. T. Gray

T. J. Pearson L. S.

Lessor

R. A. Coker L. S.

Lessee

State of South Carolina,
County of Greenville.

Personally appeared before me J. T. Gray who being duly sworn, says; that he saw the above named, T. J. Pearson, Lessor, and R. A. Coker, Lessee, sign, seal and their free acts and deeds, deliver the within instrument for the purposes therein set forth, and that he, with Ruby Paige witnessed the execution thereof.

Sworn to before me this 7th day of January, 1937.

J. E. Chandler

Notary Public for South Carolina.

J. T. Gray



S. C. Stamps \$0.12

Recorded this the 21st day of October, 1938 at 12:28 P. M. #11971 BY: E.G.