

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE.

This agreement by and between Charlie Cator, hereinafter called the Lessor, and Frederick G. Risk, hereinafter called the Lessee, Witnesseth:

The Lessor agrees to lease and the Lessee agrees to rent the premises known as 300 Manley Street in the City of Greenville, State of South Carolina, County of Greenville, consisting of a two story building containing a store on the first floor and five rooms on the second floor, together with the garage thereto attached, for the term of one year with the option on the part of the Lessee to renew for one or more years not in excess of ten years, upon the expiration of the first year term.

The Lessee agrees to pay and the Lessor agrees to receive a stipulated rental for said premises of Four Hundred Twenty (\$420.00) Dollars per year payable Thirty-five (\$35.00) Dollars per month on the first day of each and every month during the term of this lease or any renewals thereof, commencing August 1, 1940,

The Lessor agrees to paint the interior of said premises and to deliver the same to the Lessee in a good state of repair satisfactory to said Lessee and the Lessee agrees to maintain said premises on the inside and the Lessor agrees to maintain the same on the outside throughout the term of this lease and any renewal thereof.

In witness whereof, we have hereunto set our hands and seals this 30 day of July, 1940.

Witnesses:

John A. Dow	his	Charlie Cator	(L. S.)
Joseph Sahadi	x	BY: John A. Dow	
	mark	Lessor	
		Frederick G. Risk	(L. S.)

State of South Carolina,
County of Greenville.

Personally appeared before me John A. Dow who, being duly sworn, says that he saw the within named Charlie Cator, as Lessor, and Frederick G. Risk, as Lessee, sign, seal and deliver the within written Lease Agreement and that he with Joseph Sahadi witnessed the execution thereof.

Sworn to before me this 30 day of July, 1940.

John A. Dow.

E. M. Blythe, Jr. (L. S.)

Notary Public for S. C.



S. C. Stamps 20¢

Recorded August 19, 1940 at 4:02 P. M. #11827 BY: E. G.

OUTLINE OF PROTECTIVE COVENANTS APPLICABLE TO SUBDIVISION OF LAND KNOWN AS HIGHLAND, MAP OF WHICH IS FILED AND RECORDED IN Plat Book K Pages 50 & 51 R. M. C. Office for Greenville County.

Property is located on Washington Road, Texas Avenue, Florida Avenue, and runs back from the Washington Road to the P. & N. Railroad, plat dated July, 1940, recorded, as aforesaid, in Plat Book K, pages 50 and 51.

A. All lots in that tract shall be known and described as residential lots and shall be used strictly for residential purposes, and no structure shall be erected, placed, altered, or permitted to remain on any residential lot other than one single-family dwelling, except that a private garage or garages and servants' quarters combined may be placed on said lot.

B. No building shall be erected, placed or altered in any building plot of this subdivision other than a garage and servants' quarters unless substantially built, painted and properly roofed and floored, and until the external design and location shall have the approval in writing of the majority of the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenant as herein set forth, provided however, that if such committee shall fail to approve or disapprove such design and location within thirty days after such plans are submitted to it, or if no suit to enjoin such building or the making of such alterations has been commenced prior to the completion thereof, such will not be required.

C. No building shall be located on any residential building plot nearer than 25 feet to the front line, nor nearer than 5 feet to any side street; no building shall be located nearer than 5 feet to any side lot line.

D. No residential structure shall be erected or placed on any plot which plot has an area of less than 7500 square feet, or a width of less than 50 feet front as the set back

382