

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

Personally appeared before me W. C. Elrod who, being duly sworn, says that he was present and saw the within named Reuben Gosnell, as United States Marshal for the Western District of South Carolina, sign, seal, and as his official act and deed, deliver the within written deed, and that he with Lou Latimer witnessed the execution thereof.

Sworn to and subscribed before me this 8th day of February, A. D. 1941

Lou Latimer (SEAL)
Notary Public for S. C.

W. C. Elrod.



S. C. Stamps \$2.00

Recorded February 10, 1941 at 5:35 P. M. #1902 BY: E.G.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE

KNOW ALL MEN BY THESE PRESENTS, That I, A. B. Batson, hereinafter called the Lessor, for and in consideration of the annual rental of Fifteen (\$15.00) Dollars per year, making a total of Three Hundred (\$300.00) Dollars for the life of this lease, to be in hand paid by H. N. Forrest, hereinafter called Lessee, receipt of which is hereby acknowledged, do hereby grant, bargain and lease, and have by these presents granted, bargained and released unto the said H. N. Forrest, for a period of Twenty (20) years from this date, the following described real estate, to wit:

Handwritten notes:
#1902
349
CANCELED
1945
H. N. Forrest
Book

All that certain piece, parcel and lot of land situated lying and being in the State and County aforesaid, Bates Township, in the village of Travelers Rest and on the West side of the Buncombe Road and more particularly described as follows:

Beginning at an iron pin at the south-western section of the Buncombe Road and Church Street and running thence along the West side of the Buncombe Road in a southerly direction 60 feet to a stake; thence N. 89 W. 83 feet, more or less, to a stake on the East side of the G. & W. right-of-way; thence with the East side of the right-of-way line in a north-westerly direction 61 feet, more or less to the point and place of the beginning. Said property being the same conveyed by George W. Johnson and R. E. Benson by deed dated May 26, 1931, and recorded July 16, 1931 in Book 161, at page 45, and designated as lot No. 5, and an adjacent 20 foot strip of lot No. 26 as shown by plat of the W. D. Sitton estate recorded in Plat Book "F", at page 29, R. M. C. Office for Greenville County and a part of the land conveyed to the Lessor by W. L. Stamey by deed recorded 12th day of December, 1940 in Vol. 227, page 137 office of R. M. C. for Greenville County, together with all buildings and improvements thereon.

TO HAVE AND TO HOLD unto the Lessee, his heirs, Executors, and Administrators, for the said period; PROVIDED HOWEVER, that the said Lessor reserves to himself, his Executors, Administrators, and Assigns the right and privilege of entering upon the said premises at any and all reasonable hours for the purpose of inspecting, repairing, altering, or otherwise improving the said buildings, or any other buildings thereon which he may see fit to erect in the future; and PROVIDED FURTHER that this Lease is not subject to transfer, assignment or subleasing any portion of the said premises without the written consent of the Lessor his Heirs, Executors, Administrators or Assigns; and in the event the same should be attempted by the Lessee, his Executors, Administrators or Assigns, or Heirs, then such effort shall automatically forfeit all rights of the Lessee, and shall terminate this lease forthwith, and all unearned portions of the rental payments herein acknowledged is forfeited thereby to the Lessor, and the Lessor or his Executors, administrators, Heirs or Assigns shall have the right to enter the said building, take exclusive possession thereof and in case their entry and possession should be opposed, then the Lessee, or his legal representative or descendants shall be treated as a tenant holding over and subject to ejection in the Magistrate's Court.

It is further understood and agreed that the Lessor, his Executors, Administrators, Heirs, or assigns shall maintain the buildings in suitable repair for occupancy for business purposes, the insurable interest in the same to be retained by the Lessor, or his legal representative as above mentioned, but in case the same is destroyed by wind or fire, then this lease shall terminate automatically unless the Lessor or his legal representatives shall see fit to repair, or construct any other suitable building on said premises, and the Lessor is to pay all taxes levied upon the said premises.

The Lessee, on his part agrees to, and as a part of his right of possession in and upon the said premises to take good care of, and to use the same in a manner agreeable to the wishes of the Lessor, or his legal representative as the case may be, and not to sublet any portion of the premises, assign or attempt to assign or transfer this lease nor surrender possession