

TITLE TO REAL ESTATE

State of South Carolina,
Greenville County.

The Estate of A. C. Wood, deceased, by J. H. Wood and Bessie Wood Wingo, Executors, lessor, in consideration of the rental hereinafter mentioned have granted, bargained and released and by these presents do grant, bargain and release unto Joseph E. Brunson, lessee, the residence of the late A. C. Wood, situated on the north side of the National Highway in the town of Taylors, said State and County, for the term of one year from the first day of May, 1941; and the said lessee, in consideration of the use of the said premises, promises to pay to the said lessor, the sum of Sixteen Dollars per month, payable on or before the fifth day of the succeeding month.

To have and to hold the said premises unto the said Joseph E. Brunson lessee, his executors, administrators and assigns for the said term.

It is agreed by the parties hereto that this lease shall continue from year to year on the same terms for nine additional years at the option of the lessee, unless the lessee desiring to terminate this lease at anytime after May the first 1942, shall give the lessor notice in writing sixty days before the time for such desired termination. This lease is intended to extend and supersede a similar lease between the same parties, dated May 12th, 1941, and recorded in Deed Book 233 at page 136.

It is further agreed by the parties hereto that destruction of the premises by fire, storm or other casualty; or failure of the lessee to pay the monthly rental within sixty days after the said rental is due shall terminate this lease.

It is further agreed by the parties hereto that the lessee shall have the free use of the ground now vacant around the said residence and the sole right to the use of both wells on the property and shall provide a water spigot at a convenient place in the yard for the use of family tenants in adjacent buildings on the property as they now are.

It is further agreed by the parties hereto that the lessee shall have the right to remove water pumps, piping, plumbing fixtures, lighting fixtures, heating plant and such other apparatus as he may place on the premises at his own expense, subject to the payment of any unpaid rents.

It is further agreed by the parties hereto that the lessor shall keep the roof, foundations and other structural features of the building in good repair at his own expense, and that the lessee shall have the right to make any changes in arrangement which he may wish to make at his own expenses.

Witness our hands and seals this the 31st day of May, 1941.

Signed in the presence of:-

W. M. Hale
A. G. Taylor

Estate of A. C. Wood, deceased.
BY: J. H. Wood, SEAL
As Executor
And: Bessie Wood Wingo SEAL
As Executor

State of South Carolina,
Greenville County.

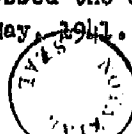
Personally comes before me W. M. Hale, and made oath that he saw the within J. H. Wood and Bessie Wood Wingo as Executors of the Estate of A. C. Wood, deceased, sign, and seal the within Lease and that he with A. G. Taylor witnessed the execution thereof.

Sworn to before me this the 31st day of May, 1941.

A. G. Taylor

W. M. Hale

Notary Public for South Carolina.



S. C. Stamps Bg

Recorded June 2, 1941 at 10:02 A. M. #8151 BY: E.G.