

TITLE TO REAL ESTATE

46782 PROTECTOR-J. SEACORD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS AGREEMENT, made and entered into this 19th day of June, A. D. 1945, by and between Mary R. Willimon, hereinafter designated Lessor, and James E. Seacord and Richard L. Allen, hereinafter designated Lessee.

WITNESSETH:

1. That for and in consideration of the rentals hereinafter designated the Lessor does hereby lease to the Lessee all of that piece, parcel or lot of land known as No. 428 South Main Street, in the City of Greenville, South Carolina, on which is located a two-story brick building, shown on City Block Book Sheet 60 as "A. Louise Heyward property," for a period of five (5) years, at a monthly rental of Eighty-two and 50/100 (\$82.50) Dollars, to begin July 1st, 1945 and to run until July 1st, 1950, when this lease agreement shall terminate.

2. The Lessee does hereby agree to rent from the said Lessor the above described premises for the term and at the rental herein stipulated to be paid in paragraph 1 hereof.

3. It is mutually understood and agreed that the Lessor is to keep the building in good repair from fires, casualty, decay and deterioration during the term of this lease.

4. The Lessee hereby agrees to make no major repairs or alterations in said building without first obtaining the written consent of the Lessor.

5. The Lessee shall have the right and privilege of repairing and putting in a front on the first floor of said building to suit themselves, and the Lessee shall, at their own expense, furnish all labor, materials, electrical and plumbing repairs necessary to the proper maintenance and upkeep of the said building, and shall, at their own expense, paint the interior of said building according to their own taste and wishes.

6. It is mutually understood and agreed that in the event the Lessee shall become thirty (30) days in arrears in the payment of the above stipulated rental, the Lessor shall have the right and option of declaring this lease agreement null and void.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals, as of the day and year first above written.

Signed, Sealed and Delivered

in the presence of:

Eugene Pollard
J. Frank Eppes

Mary R. Willimon (L. S.)
Lessor.

Signed, Sealed and Delivered

in the presence of:

Eugene Pollard
J. Frank Eppes

J. E. Seacord (L. S.)

Richard L. Allen (L. S.)

Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me Eugene Pollard and made oath that he saw the within named Mary R. Willimon sign, seal and as her act and deed deliver the within written instrument, and that he with J. Frank Eppes, witnessed the execution thereof.

Sworn to before me this 20
day of June, 1945.

Eugene Pollard

J. Frank Eppes (SEAL)

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Personally appeared before me Eugene Pollard and made oath that he saw the within named James E. Seacord and Richard L. Allen sign, seal and as their act and deed deliver the foregoing instrument, and that he with J. Frank Eppes witnessed the execution thereof.

Sworn to before me this 20th day of June, 1945.

J. Frank Eppes (SEAL)

Eugene Pollard.

Notary Public for South Carolina

S. C. Stamps \$2.00

Recorded June 23rd, 1945 at 11:53 A. M. #7318 BY:E.G.