

and take possession of the leased premises; thenceforth holding the same free from any right of said LESSEE or her assigns to use the same, with the right to recover of said LESSEE all rents then due and unpaid up to the time of said taking; provided, however, that for the purpose of this paragraph, no payment of rent shall be construed as past due and payable until the expiration of 30 days following the due date of said rent.

11. In the event of bankruptcy of the LESSEE or should she be placed in receivership, or should she make an assignment for the benefit of creditors, then the LESSOR may, at his option, declare the lease terminated and take immediate possession of the premises.

12. The LESSEE is hereby granted the option of extending said Lease for an additional period of ten (10) years at the same monthly rental and upon the same terms and conditions herein expressed, provided said LESSEE shall first give to the LESSOR notice in writing of election to renew not later than 60 days prior to the expiration of the original term.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals in duplicate, this the ____ day of April, 1957.

IN THE PRESENCE OF: P. L. Bruce L.S.)
LESSOR
Cecil Mae Morgan L.S.)
Oliver W. Neill
J. H. Mason

STATE OF SOUTH CAROLINA)
: PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared before me, Oliver W. Neill and made oath that he saw the within named P. L. Bruce, as Lessor and Cecil Mae Morgan, as Lessee, sign, seal and as their act and deed, deliver the within written Lease Agreement for the purposes therein expressed, and that he with, Neill, witnessed the execution thereof.

SWORN to before me, this 29 day of April, 1957. Oliver W. Neill

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J. H. Mason
Notary Public for South Carolina
Recorded November 22, 1957 at 4:10 P.M. # 27407

