

TITLE TO REAL ESTATE

17839 PROVISIONS-JANUARY 21-1937

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS INDENTURE made and entered into this the 30th. day of August, 1937, between CHARLES R. THOMPSON, of Greenville County, State of South Carolina, (the party of the First Part, (hereinafter referred to as the Lessor), and R. L. ELMORE, of the City of Greer, County of Greer, State of South Carolina, Party of the Second Part, (hereinafter referred to as Lessee):

WITNESSETH:

That the Lessor has this day leased unto the Lessee, and the Lessee has accepted the following described premises, situated in the County of Greenville, State of South Carolina, described as follows:

That lot of land on both sides of U. S. Highway # 25, about 30 miles North of Greenville, South Carolina, known as Chestnut Springs Land, on which is located the dance hall, cafe, cabins, and spring; it being understood that only the land which the above described houses are located is leased herewith, and not the entire tract of land belonging to C. S. Hall and his wife, Mrs. C. S. Hall. It being understood, however, that the Lessee is to have the exclusive right to operate the cafe, dance hall, and cabins on this property.

It is understood that this is a portion of the property leased by C. S. Hall and his wife, Mrs. C. S. Hall, to Charles R. Thompson by leases dated May 7, 1934, and recorded in R. M. C. Office for Greenville County, in Deed Book 170 at page 329, and July 7, 1937, recorded in R. M. C. Office for Greenville County, in Deed Book 199, at page 183.

To have and to hold the above described premises and appurtenances for the during the time described, beginning on the 1st. day of September, 1937, and terminating on the 7th. day of July, 1945.

The rental for the premises shall be Fifty and No/100 (50.00) Dollars per month, payable in advance on the 1st. day of each month; the rental for the first month being due September 1st 1937.

IT IS UNDERSTOOD AND AGREED that the Lessee is to keep all buildings in good repair, and sightly. He is given permission to make such improvements as he sees fit, but such improvements must be made at his own expense.

IT IS UNDERSTOOD AND AGREED that should the buildings hereinabove described be totally destroyed by fire, acts of Providence, or any other cause whatsoever, other than one due to the negligence of the Lessee, then and in that event this Lease shall become void and be cancelled at the option of either the Lessee or the Lessor, as of the date of such destruction.

This indenture shall be binding upon the heirs, executives, administrators, successors, assigns, and legal representatives of the Lessor and the Lessee.

IN WITNESS WHEREOF the parties hereto have caused these presents to be duly executed, in duplicate, the day and year first above written.

Signed, sealed and delivered

in the presence of:

John E. Johnston
Mary M. Rast

C. R. Thompson
LESSOR

John E. Johnston
Mary M. Rast

R.L. Elmore
LESSEE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY APPEARED before me John E. Johnston, and made oath that he saw the within named Charles R. Thompson, Lessor, and R. L. Elmore, Lessee, sign, seal, and as their acts and deed deliver the within written instrument, and that he, with Mary M. Rast, witnessed the execution thereof.

SWORN TO AND SUBSCRIBED
before me this the 30th.
day of August, 1937.

John E. Johnston

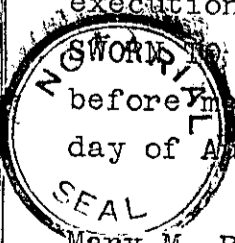
Mary M. Rast (SEAL)

NOTARY PUBLIC FOR SOUTH CAROLINA

S. C. Stamps \$1.92

Recorded June 6th. 1938 at 11:30 A. M. # 7039.

By- J. H.-



RECORDED AND INDEXED OF
SAID COUNTY OF GREENVILLE
11017
20th 1938
ALLIE J. JAMES
GREENVILLE COUNTY, S. C.
P.M.

mutual agreement
lease is cancelled
this 26th
1938
Charles R. Thompson
and his wife
C. S. Hall