

GEN-SAL-MK.2-BP-8228
(LAND & S.S.)
1-2-40

LEASE TO COMPANY

AGREEMENT, made this 1st day of August 1945, by and between W. M. Mason of x Street, Greer, of State of South Carolina, hereinafter called "Lessor", and Standard Oil Company of New Jersey, a Delaware corporation, having an office at Columbia, South Carolina, hereinafter called "Lessee"

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take, all that lot, piece or parcel of land situate in the Town or City of Greer, County of Greenville, State of South Carolina, more fully described as follows:

LOCATION

DESCRIPTION

One lot of land situated in the above County and State located about one-quarter of a mile west of the city limits of Greer, South Carolina, on the north side of U. S. Highway #29 and east side of Bomar Ave.; beginning at the southeast corner of Bomar Ave. and extending N. 88.00 E. one hundred ninety and nine-tenths (190.9) feet parallel with U. S. Highway #29; thence N. 1.05 E. fifty-nine and five-tenths (59.5) feet to an iron pin; thence N. 88.40 W. thirty-four (34) feet to an iron pin; thence N. 2.20 W. thirty-two (32) feet to an iron pin; thence N. 74.50 W. twenty-three (23) feet to an iron pin; thence N. 19.30 E. fifty-three (53) feet to an iron pin; thence N. 72.45 W. ninety-seven and six-tenths (97.6) feet to an iron pin on the east side of Bomar Ave.; thence with the east side of Bomar Ave. S. 17.45 W one hundred ninety-one and six-tenths (191.6) feet to intersection of U. S. Highway #29 and Bomar Ave. back to point of beginning. Together with a driveway, triangular in shape along the entire front of the property adjoining the above described property owned by L. R. Mason as set forth in deed from L. R. Mason to W. M. Mason dated January 12, 1943 and recorded in the office of the R. M. C. for Greenville County in deed book 268, page 192. The above described land is the same conveyed to Lessor by deed of L. R. Mason dated January 12, 1943 and recorded in the office of the R. M. C. for Greenville County in deed book 268, page 192, and by deed of J. O. Vaughn by deed dated October 23, 1944, and recorded in the office of the R. M. C. for Greenville County in deed book 271, page 197. It is the intent and purpose of this lease to cover all the property described in said deeds, together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment thereon or connected therewith, including the property listed under Schedule "A" hereto annexed.

PERIOD

TO HOLD the premises hereby demised unto Lessee for eight (8) years beginning at noon on the 1st day of September, 1945, and ending at noon on the 1st day of September, 1953, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

An Annual rent of One Thousand Four Hundred Sixty-Two Dollars and Eighty Cents (\$1,462.80) in equal monthly installments of One Hundred Twenty-One Dollars and Ninety Cents (\$121.90) payable on the first day of each month in advance.

RENEWAL

(2) Lessee shall have the option of renewing this lease for no additional periods of one (1) year each, the first of such periods to begin on the expiration of the original term herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and

Cancelled as of 2/29/52 by mutual consent of W.M. Mason and Standard Oil Co. Peace Hill, S.C.

RECORDED
SATISFIED AND CANCELLED
27 DAY
R. M. C. FOR GREENVILLE COUNTY, S.C.
NO. 12125