

TITLE TO REAL ESTATE

RETA PRINTING CO., GREENVILLE, S. C.

For value received I do hereby assign, transfer and set over all of my interest and estate in or to the within lease to B. D. Steele, this 3rd day of Sept. 1946.

A. E. Pennabaker (L.S.)

Witness: W. H. Arnold

Assignment Recorded Sept. 3rd, 1946 at 11:26 a.m. #14877

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This LEASE entered into this 5th day of March 1946, by and between Elsie A. Claburn, Lessor, and A. E. Pennabaker, Lessee, WITNESSETH:

1. The Lessor hereby agrees to lease to the Lessee the premises hereinafter described, at and for the rental of \$50.00 per month in advance, beginning March 15, 1946, and running to March 15, 1947, with the option to the Lessee, his heirs, successors and assigns to renew this lease for additional one year terms for nine additional years at the same monthly rental. Notice is to be given by the Lessee to the Lessor of such intention to renew at least thirty days prior to the end of each year term.

2. The premises covered by this lease are briefly described as follows:

A lot and store-room situate on the Northeast side of Pendleton Street in the Town of West Greenville, S. C., the store-room being known and designated as No. 23 Pendleton Street. This lease covering the store-room which is located on the Western side of a building owned by the lessor and one-half of the vacant lot in the rear thereof, extending to the South side of Branwood Street. This property being a portion of the same property acquired by the Lessor from Fred M. McPherson, et al, by deed dated January 7, 1946, recorded in Deed Book 285, page 150, R.M.C. office for Greenville County.

This lease also covers the small room at the rear of the store situate on this lot. The intention of this lease is to give to the Lessee the use, possession and occupancy of said store-room, the small building to the rear thereof and one-half of the vacant lot running back to the South side of Branwood Street.

3. If the Lessee, his heirs and assigns become in default in the payment of the above rental for a period of sixty days, then the Lessor at his option shall have the right to declare this lease terminated and require the immediate possession of the premises. The Lessor shall maintain the building and premises in a good state of repair at all times.

4. In the event of destruction by fire, windstorm or other casualty to the extent that the building cannot be used by the Lessee, this lease may be cancelled at his option. Or if the building can be repaired within the period of ninety days, the Lessor on the request of the Lessee shall repair the same, and the rent in the meantime shall be suspended. If, however, the building is completely destroyed, this lease is and shall be terminated as of the date of the destruction.

5. Receipt of the \$50.00 for the first month's rental is hereby acknowledged by the Lessor. If the Lessor is unable to give possession of the premises by the 15th of March 1946, she shall give possession as soon as possible, and the rental herein paid shall apply to the first month's occupancy by the Lessee.

To the faithful performance of each and all of the provisions hereof the Lessor and Lessee do hereby bind themselves, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the Lessor and Lessee have hereunto set their Hands and Seals this the Day and Year first above written. This lease is executed in duplicate.

In the presence of:

P. J. Clayton

E. H. Claburn

Elsie A. Claburn (L.S.)
LESSOR

A. E. Pennabaker (L.S.)
LESSEE