

STATE OF SOUTH CAROLINA

DEED

COUNTY OF GREENVILLE

Agreement made this the 12th day of February, 1958, between IRL JONES, hereinafter known as the Lessor, and JOHN O. LEE, hereinafter known as the Lessee, of the County of Greenville, State of South Carolina, hereinafter known as the Lessee, IT IS WITNESSED:

That Lessor grants unto the Lessee for a period of 70 () years beginning February 12, 1958, and ending February 12, 1960, the following described property:

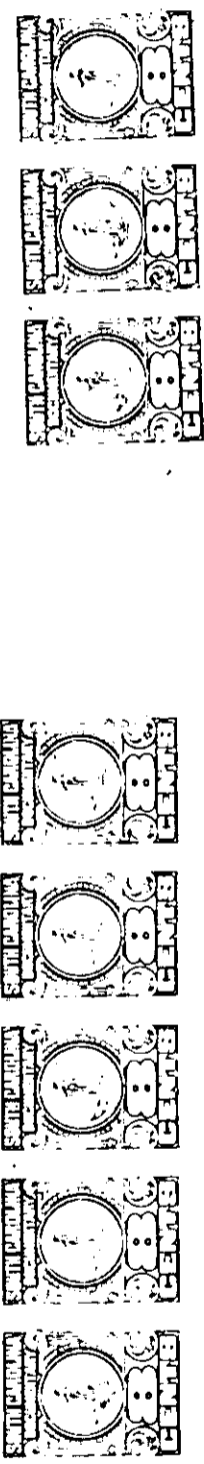
"That certain piece, or portion of land in the State of South Carolina, County of Greenville, known as 'The Five, Greenville, South Carolina, known as 'The Five'."

That Lessee agrees to pay to Lessor for the said period the sum of 65.00 dollars per month, commencing on the first day of the month of February, 1958, and to succeed in payments of the same of each month thereafter during the entire term of the lease.

It is agreed that in the event of failure to pay the rent or to pay same on or within () days after the due date, at its option, Lessor may take possession, and the right of the Lessee to be forfeited, and the proceeds, if any, or a judgment for the collection of the rent due for the remainder of the term of the lease.

The Lessee is to take care of the building and to maintain the same to the satisfaction of the Lessor at the expiration of this lease the building shall be returned, or any improvements thereon shall be removed.

It is further agreed that the Lessor warrants that the building is in good condition and that the Lessor will be responsible for the maintenance and repair of the building, except for the ordinary wear and tear. The Lessee shall be responsible for the maintenance and repair of the building, except for the ordinary wear and tear. It is further agreed that the Lessee shall have the right to use the building for the purpose of the building, and that the Lessor shall have the right to use the building for the purpose of the building.



LAW OFFICES OF
JULIEN D. WYATT
FELIX L. FINLEY, JR.
PICKENS, S. C.

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