

FILED
GREENVILLE, S. C.
DEC 6 9 52 AM 1962
OLLIE FARNSWORTH
R. M. C.

State of South Carolina)
County of GREENVILLE)

Nellie A. Morgan Smith lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Harold H. Morgan lessee

for the following use, viz.: Farming, pasturage, etc., the Thirty-eight and 85/100 acre tract of land in Oakland Township, State and County aforesaid, fully described in the deed recorded in RMC Office Greenville Co., in Volume 54, Page 315

for the term of Three years commencing May 1, 1963 and ending April 30, 1966

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One Hundred Dollars

per year payable quarterly, \$25.00 August 1, November 1, 1963, and

February 1 and May 1, August 1, and November 1, 1964 and 1965, and a like amount on February 1, and May 1, 1966

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is understood that the residence on the premises is in a run down condition. The lessee has the privilege of renting this residence, it being understood and agreed that all rental received by him from the residence in excess of the \$100. to be paid the lessor is to be used in repairs to the house and up-keep of the premises.

To Have and to Hold the said premises unto the said lessee, his heirs, executors, or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or three months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 5th day of December, 19 62

Witness: *[Handwritten signatures]*

Nellie A. Morgan Smith (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

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