

State of South Carolina)
County of GREENVILLE)

CLIFFORD HYDEN and DORIS HYDEN lessors
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto LOUIS F. POOLE, JR. lessee

for the following use, viz.: RESIDENTIAL PURPOSE ONLY

the residence located 11 Merlocke Drive, Greenville, South Carolina

for the term of One (1) year commencing May 1, 1963, and ending April 30, 1964,
with option to renew for one additional year upon thirty (30) days written
notice to Lessors 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
Seventy Five and no/100 (\$75.00) Dollars

per month payable in advance beginning May 1, 1963, and payable
at office of General Mortgage Company, Greenville, South Carolina,

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 does not~~
~~warrant that the premises are fit for the business mentioned or that the premises are suitable for the business mentioned~~
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.

An option is hereby granted to the Lessee to purchase said premises
during the term of this lease for the remaining balance of note and mort-
gage upon it plus One Thousand and no/100 (\$1000.00) Dollars for Lessors'
equity.

To Have and to Hold the said premises unto the said lessee his
executors or administrators for the said term. ~~It is agreed by the parties hereto that the lessors do not~~
~~warrant that the premises are fit for the business mentioned or that the premises are suitable for the business mentioned~~

~~The lessor does not~~ the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1)
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 18th day of March, 19 63

Witness:
Clifford E. Hyden
Doris E. Hyden
Louis F. Poole Jr.

Clifford E. Hyden (SEAL)
Doris E. Hyden (SEAL)
Louis F. Poole Jr. (SEAL)
(SEAL)
(SEAL)

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