

State of South Carolina,  
Greenville County.

This Indenture entered into this the 1st day of July, 1931, between, S. O. Skelton of the first part, hereinafter designated Landlord, and Busbee Southern Furniture Co., of the second part, hereinafter designated Tenant.

Witnesseth:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord, 1-Three story building located at 119 South Main St., Greenville, S. C. for the term of Three Years, to commence the First day of July 1931, for which he is to pay the sum of Three Hundred and Fifty (\$350.00) Dollars per month, to be paid on the first day of each month.

It is further agreed that the tenant will keep the elevator in repair and pay all water and light bills, to keep in repair all water and light pipes and fixtures and repair all parts of said premises that may get out of repair while occupied by him or her except as hereinafter provided.

It is further agreed that said premises shall not be sublet or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease. If the Tenant fails in business the Landlord may cancel this lease.

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms, or conditions in this lease, that thereon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enters and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notices from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In witness whereof, the parties hereto do bind themselves the executors, administrators, heirs and assigns and set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:  
W. B. Cauthen, Jr.  
B. T. Hulsey.

S. O. Skelton (SEAL)

Busbee Southern Furn. Co. (SEAL)  
G. R. Busbee, Pres. (SEAL)

State of South Carolina,  
County of Greenville.

Personally comes before me W. B. Cauthen, Jr., who on oath says; that he saw the within named S. O. Skelton and Busbee Southern Furniture Company by G. R. Busbee, President, sign, seal and as their act and deed deliver the foregoing lease and that he with <sup>B. T. Hulsey</sup> witnessed the execution of the same.

Sworn to and subscribed before me  
this 8th day of July 1931.  
Frances Williams, (SEAL)  
Notary Public for S. C.

W. B. Cauthen, Jr.,

S. C. Stamps \$5.04

Recorded this the 8th day of July 1931 at 3:20 P. M.

Release of Judgments:

I, Wyatt Aiken, now the legal owner and holder of two certain judgments of Peoples Building and Loan Association against H. J. Martin, dated Sept. 5th, 1930, one for \$1534.80, and costs, judgment roll E-1538, and the other for \$1558.82 and costs, judgment roll E-1537, do hereby for value received release the lien of both of said judgments from the within described lot of land.

Witness my hand and seal, this 7th day of July nineteen hundred and thirty one.

In the Presence of:

D. B. Leatherwood  
Oscar Hodges.

Wyatt Aiken, (L.S.)  
Assignee

State of South Carolina,  
Greenville County.

Personally appeared before me D. B. Leatherwood and made oath that he saw the within named Wyatt Aiken, sign, seal and as his act and deed execute the above release, and that he with Oscar Hodges, witnessed the execution thereof.

Sworn to before me this 7th  
of July A. D. 1931.  
Oscar Hodges (L.S.)  
Notary Public for So. Car.

D. B. Leatherwood.

For Deed to this Release of Judgment see Deed Book 152, page 533.

Recorded this the 9th day of July 1931 at 9:50 A. M.

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