

State of South Carolina,
County of Greenville.

Contract

This contract made and entered into by and between J. D. Lanford, of Greenville S. C., hereinafter called the Lessor, and B. T. Bolt, of Greer, S. C., hereinafter called the Lessee:

W I T N E S S E T H:

That for and in consideration of the rentals, covenants and conditions and stipulations hereinafter set forth, the lessor does hereby grant, bargain and lease, and have by these presents granted, bargained and released to the Lessee all that certain lot of land on the East side of Randall St. City of Greer, County and State aforesaid, and known as the J. T. Wood building, and bounded by City Fire Department building on the North, P. & N. Right of way on the East, by a vacant lot of W. B. and J. V. Smith on the South, and Randall Street on the West for a period of Five (5) years beginning April 26, 1934, and ending April 26th, 1939, at an annual rental of Six Hundred (\$600.00) Dollars, but payable Fifty (\$50.00) Dollars per month, on the last day of each and every month, with interest from maturity at rate of seven per cent, and provided further that the Lessee does hereby grant, bargain, and sell, and have by these presents granted, bargained and sold to the Lessor, his executors, administrators, and assigns, all of the goods and chattels, consisting principally of Goods wares and merchandise in stock, and all fixtures, tools and appliances, and all equipment which may be placed in and upon the said premises hereunder, or which may be used in connection therewith as better security for the payment of said rent, and any damages hereinafter specified, to have and to hold unto the said Lessor forever; and in the event of failure to pay the rent when due, the Lessor may take possession of the same, or so much as may be necessary, without suit or process of law, and sell the same at public auction for cash to the highest bidder after advertisement by posting notices in three conspicuous places in the community of Greer, one of which shall be on the court house door in Greenville, for a period of Five (5) days, and apply the proceeds of the sale to the discharge of the said debt, and expenses of the sale, and any damages herein referred to which may have accrued, and turn any remainder over to the Lessee or his assigns.

It is further agreed and Understood that in the event of an assignment for the benefit of creditors, or in case of bankruptcy whether involuntary or voluntary by the Lessee, or attempted sale, in bulk, or attempt to vacate before expiration of this lease, then the Lessor may, at his option declare the entire rental for the unexpired portion of this lease due and payable, and may seize the said goods or so much as may be necessary according to the above provisions for seizure and for sale and satisfy the claim for the unearned rental for the unexpired period, and also for any damages to building.

It is further agreed and understood that the Lessee shall not sub-let the premises without the written consent of the Lessor, and that the Lessee is to make good any damages for breakage of glass or other injuries to the said building while occupying the same, reasonable wear and tear excepted, whether committed by the Lessee, his agents, customers, or otherwise, and that the Lessee agrees to surrender the said building at the expiration of this lease in as good shape and condition as it now is, reasonable wear and tear excepted; that all alterations, be at the expense of Lessee, and only with approval of Lessor.

In witness whereof the Lessor and Lessee have hereunto affixed their hands and seals this 26th day of April, A. D. 1934

Signed, sealed and delivered
in the Presence of:

Louis Thomas.
Everette Putnam.

J. D. Lanford (SEAL)
Lessor

B. T. Bolt (SEAL)
Lessee

State of South Carolina,
County of Greenville.

Personally appeared before me Louise Thomas and made oath that he saw the within named, J. D. Lanford, Lessor and B. T. Bolt, Lessee, sign, seal and as their act and deed deliver the within written Release for the uses and purposes therein mentioned and that he with Everitt Putnam, witnessed due execution thereof.

Sworn to before me this 26th
day of April, A. D. 1934.

Louis Thomas.

Hubert E. Nolin, (SEAL)
Notary Public, South Carolina.