

TITLE TO REAL ESTATE

3750 PROVISIONS-LANDS CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS INDENTURE made and concluded at Greenville, South Carolina by and between Mrs. Annie O. Pike hereinafter referred to as the Landlord and C. R. Thompson hereinafter referred to as the Tenant, WITNESSETH:

That the Landlord for the rental hereinafter mentioned hereby rents and leases unto the tenant all that certain piece of land on the Buncombe Road in the County and State aforesaid containing 1.37 acres, more or less and more particularly described in the deed of I. W. Coleman to T. E. Pike December 15, 1927 and recorded in R. M. C. Office for Greenville County in Deed Book, Vol. 130 at page 252, and the Tenant hereby agrees to pay as rent therefor the sum of Three Hundred (\$300.00) Dollars per annum payable in monthly payments of Twenty-Five (\$25.00) Dollars each commencing on the 23rd day of October, 1937 and this lease is to terminate on October 23, 1942.

It is further understood and agreed that the Landlord shall have the privilege of cutting stove wood on the said premises, but is not to cut the shade trees thereon during the continuance of this lease.

It is further understood and agreed that the Tenant shall have the privilege of making such improvements on the premises from time to time as he may see fit, the same to be done at his expense and upon the termination of this lease the improvements so made shall belong to the Landlord. Any personal property placed upon the premises by the Tenant may be removed by the Tenant at the expiration of this lease, It being distinctly understood that the improvements to be made by the Tenant as above provided shall be in the way of permanent improvements made to the buildings or the erection of other permanent improvements upon the premises.

The Tenant agrees to pay the rent hereinabove provided for and upon his failure to pay the rent promptly when due then this lease shall be terminated at the option of the Landlord, and the Landlord agrees that upon the Tenant paying the rent as hereinabove provided that he may peaceably hold and enjoy said premises for the term aforesaid. It being distinctly understood, however, that in case of the death of the Landlord that this lease will terminate on account of the fact that she only owns a life estate in said property, And this lease is simply to bind her during her life time.

In Witness Whereof the parties have hereunto set their hands and seals in duplicate this 11th day of October, A. D. 1937.

In The Presence Of:
Oscar Hodges
Jessie O. Hunt

Mrs. Annie O. Pike LS.
Landlord
C. R. Thompson LS.
Tenant

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Personally appeared before me Jessie O. Hunt, who being duly sworn says that she saw the within named Mrs. Annie O. Pike as Landlord and C. R. Thompson as Tenant, sign seal and as their act and deed, deliver the foregoing written Lease for the uses therein mentioned, and that she with Oscar Hodges witnessed the due execution thereof.

SWORN to before me this
11th day of October, 1937.

Oscar Hodges L.S.

Jessie O. Hunt

Notary Public for S. C.

S. C. Stamps 60¢

Recorded This The 31st, day of January, 1938 at 4:23 P.M. #1306 By-N.S.

46^a For value received, I hereby assign, transfer and set over to M. J. Moore all my right, title and interest in the within lease. As a portion of the consideration for this assignment the said M. J. Moore hereby agrees to assume and does hereby assume payment of all obligations due under said within lease, hereby releasing me of all responsibility in connection therewith.

This 28 day of September, 1938.

In the Presence of
Earnest Pruitt,
Edgar Stamey.

C. R. Thompson,

Assignment Recorded September 29th, 1938 at 3:08 P.M. # 11141