

TITLE TO REAL ESTATE

7232 FAYENCE-BARRAS CO. - GREENVILLE

State of South Carolina  
County of Greenville

THIS AGREEMENT made and entered into this the 31st. day of March, A. D. 1938, by and between Tup Lucas, herein known as the Lessor; and The Economy Press, a Corporation of this State, herein known as the Lessee, sets forth:

That for and in consideration of the annual rental of Five hundred dollars, payable on each annual date from this date, the lessor hereby lets and leases unto the said lessee all equipment, apparatus, accessories, printing presses, folders, cutting machines, typewriters, office furniture and any and all material and paraphernalia, used by and in connection with the printing and publishing business heretofore conducted by the said lessor, and also all office equipment and accessories in connection therewith, together with the good will and business of the office supply and equipment business heretofore owned and conducted by the said lessor.

The title to and responsibility for all the equipment, apparatus and paraphernalia, etc. to remain in the said Tup Lucas, who also is to remain responsible for any amount or amounts now due thereon, as well as for any additions thereto that may be added from time to time and included within the intent and purview of this lease. The said lessee to be responsible for any damage to the said equipment, etc. caused or occasioned by any of the officers or agents or employees of the said lessee; but material damage to or total destruction of the said property by fire or other casualty to at once end and terminate this lease, unless the lessor within sixty days thereafter determines to replace such equipment, etc. and so notifies the said lessee.

This agreement also includes the right and franchise to the publication of the Greer Citizen, a newspaper publication, together with the subscription list and all property or property rights incident thereto, and which publication the said lessee hereby agrees to continue according to the subscription lists and other contracts now held in relation thereto by the said lessor.

The said lessor hereby expressly binds himself not to enter the printing or publication business in any form, at Greer, or within a radius of fifteen miles thereof, during the life of this agreement or any extension hereof.

Any modification or extensions of this contract to be enclosed in writing hereon or hereto and signed by the parties to be bound thereby.

The said lessee hereby assumes all responsibility for any and all matters arising out of or in connection with the said business of printing and publishing and also the supply and equipment features, other than for any amounts now due thereon therefor.

This contract is hereby declared to be binding upon, and to endure to the benefit of, the respective parties hereto, their respective heirs, executors, administrators, successors or assigns.

In witness whereof, the parties hereto have executed these Presents this the day and year first herein written.

Signed, Sealed and delivered in the presence of

Bessie V. Mitchell  
L. E. Wood

Tup Lucas (LS)  
Lessor.

The Economy Press, Inc. (LS)  
By- Tup Lucas  
President-Treasurer  
Lessee.

State of South Carolina  
County of Greenville

Personally appeared Bessie V. Mitchell and made oath that he was present and saw the above named Tup Lucas, Lessor; and The Economy Press, a Corporation, by the hand of Tup Lucas, its President and Treasurer, sign, seal and as their respective individual and corporate act and deed, deliver the foregoing agreement, for the uses and purposes therein mentioned and set forth; and that deponent together with L. E. Wood witnessed the due execution thereof by them respectively.

Sworn to before me this the 31st. day of March, A. D. 1938.

L. E. Wood (LS)  
Notary Public for S. C.

Bessie V. Mitchell

Recorded April 12th. 1938 at 9:00 A. M.

South Carolina Stamps- \$.50

By- J. H.

*Handwritten notes:*  
 "Satisfied and Canceled of Record" stamp  
 "RECORDED 29 DAY OF MARCH 1938" stamp  
 "OFFICE OF THE CLERK GREENVILLE COUNTY, S. C." stamp  
 "# 8304" stamp  
 "J. L. Wood" signature  
 "Ben C. Thornton" signature  
 "The Economy Press, Inc." stamp  
 "Tup Lucas" signature  
 "L. E. Wood" signature  
 "Bessie V. Mitchell" signature