

TITLE TO REAL ESTATE

17235 PROFFERS-JARLAND CO.-GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Whereas on the twenty-first day of April, 1939 The First National Bank of Greenville, S. C. and Bihari's Restaurant Inc. entered into a certain lease whereby the said First National Bank of Greenville, S. C. leased a certain lot of land and building thereon on the corner of South Main Street and West McBee Avenue in the City of Greenville, which lease is recorded in the R. M. C. Office for Greenville County in Deed Book, Vol. 212 at page 217; and

Whereas on or about April 21, 1939 the estate of N. C. Poe and Bihari's Restaurant Inc. entered into a certain lease whereby the estate of N. C. Poe leased a certain lot of land and building thereon on West McBee Avenue to Bihari's Restaurant Inc; and

Whereas on the 25th. day of April, 1940 Bihari's Restaurant Inc. sold, transferred and conveyed to H. E. Ensor and P. P. Ensor the business and good will of said business heretofore carried on by Bihari's Restaurant Inc. in the aforesaid leased premises, together with all of the stock, fixtures, appurtenances and every other kind and description of property in said leased premises owned by the said Bihari's Restaurant Inc., together with the aforesaid two lease agreements.

Now, therefore, in consideration of the purchase of the business, good will, stock, fixtures and appurtenances of Bihari's Restaurant Inc. by the said H. E. Ensor and P. P. Ensor the said purchasers, H. E. Ensor and P. P. Ensor do hereby accept the aforesaid two leases and do bind themselves jointly and severally, their heirs, executors and administrators to keep and perform each and every covenant, term and condition in said leases and do hereby ratify and confirm each and every covenant, term and condition in said lease.

The said First National Bank of Greenville, S. C. and the Estate of N. C. Poe do hereby consent for the aforesaid leases to be sold and transferred by Bihari's Restaurant Inc. to H. E. Ensor and P. P. Ensor.

In Witness Whereof the said H. E. Ensor and P. P. Ensor, The First National Bank of Greenville, S. C. by its duly authorized officer, and the Estate of N. C. Poe have hereunto set their hands and seals in triplicate at the City of Greenville, in the State of South Carolina this 25th. day of April, A. D. 1940.

In the Presence of:

E. Roy Stone
B. A. Morgan

Ensor's Restaurant (L.S.)
H. E. Ensor- P. P. Ensor (L.S.)
First National Bank of Greenville, S. C. (L.S.)
By- W. R. Cely, Vice-President
Estate N. C. Poe (L.S.)
N. C. Poe, Jr. Ex.

As to the N. C. Estate property, covered by the lease assigned to Ensor's Restaurant H. E. and P. P. Ensor, the said Ensor's are to within thirty days from date, make such repairs or re-arrangement of the front of the building they occupy, belonging as aforesaid, so that said front of it will reasonably compare and conform to the adjoining property.

B. A. Morgan
E. Roy Stone

Ensor's Restaurant
H. E. Ensor-- P. P. Ensor

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COUNTY OF GREENVILLE

Personally appeared before me E. Roy Stone, who being first duly sworn says that he saw the within named H. E. Ensor, P. P. Ensor and The First National Bank of Greenville, S. C. by its duly authorized officer, W. R. Cely, Vice President and the Estate of N. C. Poe by N. C. Poe, Jr. as Executor, sign, seal and as their act and deed, deliver the foregoing written agreement for the uses and purposes therein mentioned and that he with B. A. Morgan witnessed the due execution thereof.

SWORN to before me this
26th. day of April, 1940.

E. Roy Stone

Townes Hodges (L. S.)
Notary Public for S. C.

Recorded April 27th. 1940 at 12:32 P. M. # 6034

By- J. H.-