

TITLE TO REAL ESTATE

7732 PROVENANCE-AMARANTH CO.-GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me, Goode Bryan and made oath that he saw the within named W. S. Bradley, sign, seal and as his act and deed deliver the within written release, and that he with J. T. Solomons, Jr. witnessed the execution thereof.

Sworn to before me this
15th. day of May, 1940.
J. T. Solomons, Jr. (LS)
Notary Public, S. C.

Goode Bryan

For True Consideration See Affidavit
Book 4, Page 44

No Stamps
Recorded June 21, 1940 at 9:32 A. M. # 9020

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E

This agreement made this 25th day of February, 1941, between B. T. Witcher and Roselle Witcher, hereinafter called the lessors, which expression shall include their heirs and assigns where the context so requires or admits, of the one part; and Robert L. Byrd, hereinafter called the lessee, which expression shall include his executors, administrators, and assigns, where the context so requires or admits, of the other part.

The said lessors do hereby lease unto the lessee for a period of one year from date hereof all that house lot, and parcels of land designated as lot and buildings now numbered 420 and 422 and all the part and parts of Lots No. 86, 87, 88, and 89, which were deeded to Roselle Witcher by deed recorded in Vol. 156 at page 216 and Vol. 182 at page 69, now used by B. T. Witcher in the used car business, together with all the fixtures and appurtenances there-to. It being expressly understood that this lease does not include any of the building or property now used by the firm of Witcher and Mabe in the grocery business. It is further agreed and understood that the said lessee will not park or place or claim the right to park or place any automobile or other property used by the lessee in the space between the front of the building now occupied by the Witcher and Mabe grocery store and the Laurens Road.

The lessors do further grant to the lessee, in common with the right of the lessors, the use of the toilet in the rear of the building now occupied by Witcher and Mabe Grocery Store and the right to the use of the passageway leading to and from the said toilet.

Together with the right of the lessee to the free and uninterrupted access of light and air to the said leased premises from and over the land of the lessors situate on either side of the said premises.

It is further agreed and understood that the destruction of the premises by fire or any other casualty, shall terminate this agreement.

It is further agreed and understood that the said lessee shall not engage in the grocery business on the premises described in this lease.

It is further agreed and understood that the lessee shall make no repairs at the expense of the lessors and any alterations or improvements desired by the lessee must be done under the written sanction of the lessors and all such improvements shall be surrendered to the lessors on the lessee's removal, and lessee shall provide his own light meter.

The lessee above named, agrees to pay for the rent of the said premises the sum of Forty (\$40.00) Dollars per month, payable in advance and it is expressly agreed that if there is default in the payment of the rent above stipulated for twenty (20) days after the same is due, the said lessors, their agent or attorney, shall have the right to re-enter and repossess the said premises, and to expel and remove therefrom the said lessee or any other person occupying the same.

It is further agreed and understood that at the termination of the one year term stipulated in this lease the lessee shall have the privilege and option of renewing the present lease for a term of four (4) years with the same provisions and covenants provided in the present lease, with the exception that the rental shall be Fifty (\$50.00) Dollars per month.

It is further agreed and understood that the terms of this lease shall not be changed or altered except upon the written consent of the lessors and lessee.

In witness whereof, the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

H. G. Duvall
Richard Foster

Mrs. Rosell Witcher (L. S.)
B. Witcher (L. S.)
Lessors
Robert L. Byrd (L. S.)
Lessee