

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

This agreement entered into this 21st day of January, 1941, between Lyda R. Martin, lessor, and J. H. White, lessee, witnesseth:-

That Lyda R. Martin hereby leases and rents to J. H. White for and in consideration of Seventy-five (\$75.00) Dollars cash, receipt of which is hereby acknowledged, being advanced rent for the months of February, March, and April, year 1941, and the further consideration of Twenty-five (\$25.00) Dollars on the first day of May, 1941, and each succeeding month thereafter, paying at the law office of J. Robt. Martin, time being the essence of this contract, and any failure to pay on date due not to constitute a waiver against lessor, and if said rent is unpaid on date due it is optional with the lessor to continue or revoke said lease, all that piece, parcel and lot of land heretofore rented to Kinsey and Goodlett, lying between Highway #13 and Ashmore Avenue just north of Graceland Cemetery, said lease to expire January 1, 1946. In other words, the years 1941, 1942, 1943, 1944 and 1945.

It is specifically understood that the lessee is not to sublet without written consent of the lessor, and that the lessee is not to carry on any business other than the purchase and selling and assembling of used cars and parts of automobiles, having the privilege of erecting any fences and buildings to carry on this line of work, with the privilege of removing any and all at the expiration of lease, but it is specifically understood that all junk and parts of automobiles shall be first removed before fences and buildings at the expiration of said lease. Any attempt to carry on business other than above on leased premises forfeits lessees rights thereto and concludes lease contract at the option of Lessor.

Witness our hands and seals this 21st day of January, 1941.

Lyda R. Martin (SEAL)

Lessor.

James H. White (SEAL)

Lessee.

Witness:

Estelle Gaddy

J. Robt. Martin

State of South Carolina,
County of Greenville.

Personally appeared before me, J. Robt. Martin and made oath that he saw the within named Lyda R. Martin, sign, seal and as her act and deed deliver the within written lease, and that he with Estelle Gaddy witnessed the execution thereof.

Sworn to and subscribed before me this
21st day of January, 1941.

Estelle Gaddy (SEAL)

Not. Pub. for S. C.



J. Robt. Martin.

S. C. Stamps 60¢

Recorded February 20, 1941 at 10:40 A. M. #2461 BY: E.G.