

TITLE TO REAL ESTATE

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 M. J. Moore 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 Buncomb 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 and Sixty (\$360.00) Dollars per annum payable in monthly payments of Thirty (\$30.00) Dollars each commencing on the 23rd. day of October, 1942, and this lease to terminate on October 23, 1947.

Tenant to have option for additional five years at an annual rental of \$420.00 (Four hundred and twenty dollars) payable in monthly installments of \$35.00.

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 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 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 June, A. D. 1941.

Sworn and subscribed to

before me at Greenville, S. C.

This 17 day of June, 1941.

Mrs. Ruby Thomas

Notary Public for South Carolina

Witnesses:

J. W. Gambrell

P. W. Ferguson

Mrs. Annie O. Pike

L. S.

M. J. Moore

L. S.

S. C. Stamps 72¢

State of South Carolina,
County of Greenville.

Personally appeared before me J. W. Gambrell and made oath that he saw the within named Mrs. Annie O. Pike and M. J. Moore sign, seal and as his her their act and deed deliver the within instrument and that he with P. W. Ferguson witnessed the execution thereof.

Sworn to before me this 18th day of June, A. D. 1941.

Mrs. Ruby Thomas (SEAL)

J. W. Gambrell

Notary Public, S. C.

Recorded June 18, 1941 at 12:05 P. M. #9246 BY: E. O.