

TITLE TO REAL ESTATE

The State of South Carolina,
County of Greenville.

Minnie Cleveland, Executrix of Est. of W. F. Cleveland, deceased, lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto S. Taubman and J. Solowitz, lessees for the term of one (1) year, subject to condition hereinafter contained - and the said lessee in consideration of the use of said premises, for, the said term, promise to pay the said lessor the sum of Eight and no/100 (\$8.00) Dollars per month, payable on the first day of January, 1942, and each succeeding month thereafter.

It is mutually agreed that upon the expiration of this lease, to-wit: January 1, 1943, the Lessees, upon giving thirty (30) days notice prior thereto of their intention to lease the property for an additional period of five (5) years, may do so, the rental for the additional period to be agreed upon. This Lease covers the property designated as No. 601 New Buncombe Road, which is adjoined by No. 603 and No. 605, the property in question having a frontage of 50 feet on said New Buncombe Road and a depth of 150 feet. The Lessees are to occupy and use the leased premises for the operation of any lawful business and it is mutually agreed that the adjoining property will not be used for any business in conflict or competition with the business operated by the lessees.

To Have and to hold the said premises unto the said lessee, their executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party 3 months written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 3 day of Jan 19 42

Mrs. Minnie Cleveland (SEAL)
Executrix of the Estate of W. F.
Cleveland, deceased. (SEAL)
S. Taubman (SEAL)
J. Solowitz

Witness:
G. W. Cleveland
J. D. Poag

The State of South Carolina,
County of Greenville.

Personally comes G. W. Cleveland and makes oath that he saw the within named Minnie Cleveland, Executrix, and S. Taubman and J. Solowitz, sign, and seal the within written instrument, and that he with J. D. Poag witnessed the execution thereof.

Sworn to before me this 1st day of January, A. D. 1942. G. W. Cleveland.

J. D. Poag (L. S.)

Notary Public, S. C.

S. C. Stamps 4¢

Recorded March 2nd, 1942 at 9:50 A. M. #2675 BY:E.G.