

Signed, sealed and delivered in the presence of:

Henry N. Forrest,
A. A. Drake.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appears A. A. Drake, who, on oath says that he saw D. M. Merritt and A. B. Batson, sign, seal, and as their act and deed deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Henry N. Forrest witnessed the execution thereof.

Sworn to and subscribed before me this 4 day of January, 1944.

A. A. Drake.

Frances E. Morgan.
Notary Public of South Carolina.



No Stamps.

Recorded July 27th, 1944 at 4: 28 P. M. #7976 BY: E.G.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY.

LEASE.

KNOW ALL MEN BY THESE PRESENTS, THAT, Samuel Aiken, hereinafter called "Lessor", and A. B. Batson, hereinafter called "Lessee" each of the County and State aforesaid, in consideration of mutual advantages, and the payment of the sum of one dollar, in hand paid, each to the other, (the receipt of which is hereby acknowledged by each), and the mutual covenants hereinafter expressed do agree upon the following:

1. The said lessor does hereby grant, bargain and lease, and have by these present granted, bargained, and released to the lessee, the following personal property, to-wit:-

Wooden structure building.

and the following real estate, to-wit:-

Beginning at intersection of White Horse road and Hunts Bridge road and running 100 ft. in North Westerly direction; thence 100 ft. running in a southerly direction; thence 100 ft. running in a South Easterly direction along Hunts Bridge road to the beginning point.

for a period of 8 years, beginning on the 15th day of August, 1943 and ending on the 15th day of August, 1951, and from year to year thereafter, so long as the lessee shall pay, or cause to be paid the rental charge hereinafter stipulated, unless, the lessor shall give to the lessee, or his assigns, written notice of this desire to terminate the lease, Three (3) Months prior to the expiration of this lease or such extended renewal thereof thereafter;

TO HAVE AND TO HOLD the said premises unto said lessee, his heirs, and assigns for and during said lease period, including any extended renewal thereof beyond the date designated above.

2. And it is further agreed that the rental charge for the use and occupancy of the foregoing property is One Dollar (\$1.00), due and payable, (annually) at the end of such period, and that default in payment of said rent for a period, Thirty (30) Days, and written demand for payment thereof by the Lessor shall terminate the Lease, but not otherwise.

3. It is further agreed that the insurable interest in said property shall remain in Lessor, that the said premises, and other property shall be used and occupied at the risk of, and upon the liability of the Lessor for any and all claims, and demands whatsoever, except for wilful injury, or damages inflicted by the Lessee personally, but not by his agents, servants, or sub-Lessee;

4. Should the Lessee herein sub-lease any portion of the property above described for any portion of the time to anyone, including the Lessor, then the same shall be held, used and occupied the same as if he were a stranger to this contract, and such holding shall constitute an entire and independent contract, which shall not operate as a revocation, modification or waiver of any of the provisions of the foregoing lease; but shall be held, and occupied subject to this lease, and as sub-Lessee on ly; and whose rights and privileges, and use and occupancy shall be determined as a sub-Lessee, and not under the right of ownership of