

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

This agreement made and entered into this the 9th day of June, 1945 by and between Jessie Hamilton of the one part and hereinafter referred to as Landlord and Y. G. Williams of the other part and hereinafter referred to as Tenant,

WITNESSETH:

That the Landlord has let and rented to the Tenant and he has hired and taken from her that certain house and lot known by the street number of the City of Greenville as 411 Green Avenue, situate in the City and County of Greenville, in said State, upon the terms and conditions hereinafter stated, for the term of Five Years, beginning the 1st day of July, 1945.

It is agreed that the Tenant will pay for the use and occupancy of said property at the rate of Ten Dollars per month, due and payable as follows: Sixty Dollars six months from date and sixty dollars on the same date in each and every six months thereafter, for the term aforesaid.

It is further agreed by and between the parties hereto, that during the tenancy of the Tenant, he is privileged to make any alterations, additions and improvements to said property at his expense and at the termination of this lease for any cause, said additions, alterations and improvements shall be the property of the Landlord without cost or charge to her.

It is further agreed that in the event anything happens to the Tenant before the expiration of said Lease, that such happening, if preventing him the privileges of occupation and all things herein stated, shall not necessarily terminate this lease, but that the same may, at the option of his son, Julius, carry out and perform the terms of this lease for the full or unexpired term aforesaid.

It is further agreed that at the termination of the period of tenancy fixed in this lease, the Landlord will give to the Tenant, his Heirs and Assigns, the first chance to renew said lease upon the terms and conditions to be agreed upon.

Upon keeping all of the terms and conditions herein by the Tenant, his Heirs and Assigns, he and/or they may have full and peaceful possession of said premises for the term aforesaid, and at the end of this tenancy will quit and surrender same in good condition, destruction or injury by fire or the elements excepted.

Witness our hands and seals this the day and year first above written.

Witnesses:

Blondell Tarver
B. A. Morgan.

Jessie Hamilton (SEAL)

Y. G. Williams (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally comes before me Blondell Tarver who on oath says: she saw the within named Jessie Hamilton and Y. G. Williams sign, seal and as their act and deed deliver the foregoing Lease, witnessing the same with B. A. Morgan.

Sworn to and subscribed before me
this 9th day of June, 1945.

Blondell Tarver.

B. A. Morgan (SEAL)

Notary Public for State of South Carolina.

S. C. Stamps 24¢

Recorded June 11th, 1945 at 11:12 A. M. #6775 BY: E.G.