

THE STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE )

We, Charles P. Efstration and Catina E. Efstration lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto Dave Crosby Gunter lessee the two rooms in the front of the upper story of the house, situate on the East side of North Spring Street, listed as 110 Spring Street, in the City of Greenville, for the term of Three years from the fifteenth day of August, 1946, provided that the rooms are ready for occupancy at that time; if found that on that date occupancy cannot be had, then the rent is to begin from the date when the rooms are available, and the said lessee in consideration of the use of said premises, for, the said term, promise to pay to the said lessor the sum of Sixty (\$60.00) Dollars per month, payable monthly in advance, beginning August fifteenth, 1946, subject to the above proviso, and on the 15th of each succeeding month for the term of three years. As a part of the consideration of this lease, the lessee agrees to advance the sum of \$720.00, (Seven Hundred and Twenty Dollars) in cash to the lessors and same is to be used by the lessors for the purpose of renovating and repairing the leased quarters, as heretofore agreed by the parties hereto, the substance of which is that the lessors will make all necessary changes and repairs, designated by the lessee, including the installation of such plumbing and heating fixtures as may be necessary. It is further agreed that the sum of Seven Hundred Twenty (\$720.00) Dollars is to be deducted from the rental payable on the premises as it may accrue until this sum has been paid. In the event that the premises are destroyed by fire before the sum of \$720.00 is utilized, then the lessors agree to refund the unpaid portion to the lessee. It is mutually agreed that the lessee is to defray the operating costs of his own light, hear and water supplied.

To Have and to Hold the said premises unto the said lessee his 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, at the termination thereof, the rental to be agreed upon, unless the party desiring to terminate it give to the other party two (2) months written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or One (1) month 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, this 5th day of July, 1946.

Witness:

Rev. K. H. Turner  
W. H. Durham

Charles P. Efstration (SEAL)  
Mrs. Catina E. Efstration (SEAL)  
Dave Crosby Gunter (SEAL)


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PERSONALLY comes Rev. K. H. Turner and makes oath that he saw the within named Parties sign and seal the within written instrument, and that he with M. H. Durham witnessed the execution thereof.

Rev. K. H. Turner

Sworn to before me this 5th day of July, A.D. 1946.

J. D. Poag  
Notary Public, S.C.



S. C. Stamps. 88¢

Recorded July 10th, 1946 at 3:41 P.M. By:M.R.