

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

We, Charles P. Efstration and Catina E. Efstration lessors in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto William H. Thames lessee the Two lots of land, designated as Lots Nos. 5 and 6 situate on the East side of North Spring Street, listed as No. 114 Spring St., in the City of Greenville, and the first floor of the building situate thereon for the term of Three years from the 15th day of July 1946 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

Eighty (\$80.00) per month Dollars, per month payable monthly in advance beginning July 15, 1946 and on the 15th day 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 One Thousand (\$1,000.00) Dollars in cash to the lessors, which sum is to be used by the lessors for the purpose of repairing and renovating the leased premises, as heretofore agreed and this sum is to be deducted from the rental payable on the premises as the same may accrue until the sum of One Thousand (\$1,000.00) Dollars is deducted.

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 destructions of the premises by fire or other casualty, or One (1) months arrear of rent, shall terminate this lease. The lessee agrees 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 agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals the ---- day of June 1946.

Witness:

Rev. K. H. Turner  
Alfred Turner

Chas. P. Efstration (SEAL)  
Catina E. Efstration (SEAL)  
William H. Thames (SEAL)

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Personally comes Rev. K. H. Turner and made oath that he saw the within named Chas. P. Efstration, Catina E. Efstration, Wm. H. Thames, sign and seal the within written instrument, and that he with ----- Witnessed the execution thereof.

Sworn to before me this 21st  
day of June, 1946.

Rev. K. H. Turner

J. D. Poag (LS.)  
Notary Public, S. C.

S. C. Stamos \$1.16

Recorded July 10th, 1946 at 3:41 P.M. #11727 By: M.R.