

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE

THIS AGREEMENT of lease made and entered into this 8 day of August, 1946, by and between R. E. Taylor, individually and hereinafter known as Lessor and Joseph E. Cameron, hereinafter known as Lessee.

WITNESSETH.

That in consideration of the covenants and agreements herein contained to be performed by the Lessee, the Lessor hereby leases unto the Lessee the following described premises, situated in the City of Greenville, State and County aforesaid:

One store building on the corner of Green Avenue and Arlington Avenue.

TO HAVE AND TO HOLD the said premises unto the said Lessee for the term of three years beginning September 2, 1946, and running to September 2, 1949, provided the rent is paid as provided herein.

During the term of this lease, the Lessee shall pay to Lessor Fifty (\$50.00) Dollars a month, payable monthly in advance, the first payment to be made on or by September 1, 1946, and thereafter Fifty (\$50.00) Dollars on the 1st day of each succeeding month as long as this lease runs or any renewal of the same may run.

The Lessee further stipulates and agrees to take good care of the premises, and not to damage by his negligence, or allow anyone else to damage said premises; and to make good such damages, if any.

The Lessor covenants and agrees to restore any part of the building, that decays, keep a good roof on the building, and to keep the building in good repair where damage is occasioned by general wear and tear.

It is further stipulated and agreed between the Lessor and Lessee that at the expiration of this lease the Lessee may remove any of his equipment or appliances on said premises, that he has placed there.

It is further agreed that upon failure on the part of the Lessee to pay the rent as it becomes due within ten days from the time same is due, the Lessor shall have the right at his option to declare the lease void and may repossess the premises.

It is also agreed that the Lessee shall not sub-lease this property except by the written consent of the Lessor.

It is further agreed that any painting or rearranging of the interior of said building, and agreed upon by the Lessor, shall be paid for by the Lessee.

Witness our Hands and seals at Greenville, S. C., this 8 day of August, 1946.

Signed, Sealed and Delivered
in the Presence of:

Bates Aiken

Louise Roper.

R. E. Taylor
Lessor

Joseph E. Cameron
Lessee.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Louise Roper, who upon oath says: That she or he saw the within named R. E. Taylor, individually as Lessor, and Joseph E. Cameron, as Lessee, sign, seal and, as their act and deed deliver, the foregoing written instrument for the uses and purposes therein stated, and that she with Bates Aiken witnessed the execution thereof.

Sworn to before me this 8 day of August, 1946.

Bates Aiken (L. S.)
Notary Public for South Carolina.

Louise Roper.

S. C. Stamps 72¢

Recorded November 13th, 1946 at 11:05 A. M. #19292 BY:E.G.