

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

L-E-A-S-E.

FOR AND IN CONSIDERATION of the sum of Five Hundred Dollars (\$500.00) and other considerations hereinafter set forth, P. L. Bruce Livestock Company, a Partnership, does hereby lease unto John E. McCrea, his heirs and assigns, the following described real estate, buildings and personal property:

All that certain piece, parcel or lot of land just outside the corporate limits of the City of Greenville, South Carolina, on the West side of Buncombe Road (Federal Highway No. 25) being triangular in shape, and being more fully described as follows:

BEGINNING at an iron pin on the South side of Clayton Street, intersection with Laurel Street, and running thence with Clayton Street, N. 58-30 E., 80.9 feet, more or less, to a point on the Buncombe Road; thence along Buncombe Road, S. 3-50 E., 98 feet, more or less, to intersection of Laurel Street; thence along Laurel Street, N. 55-54 W., approximately 90 feet to the beginning corner, being known as "The Dutch Mill" triangular property, together with all buildings, fences, lumber and all fixtures and equipment belonging to the Lessor and excepting only property belonging to a Mr. Davis, the present Lessee of said property.

The term of this lease shall commence on July 1st, 1946, and continue for a period of five (5) years, ending on June 30, 1951.

John E. McCrea, his heirs or assigns, is to pay a monthly rental of Ninety-Two and 50/100 Dollars (\$92.50), commencing July 1st, 1946, payable monthly in advance on the first of each and every month during the term of this Lease.

The Lessor agrees that the Lessee shall have the right and option to purchase the equipment and furniture and fixtures inside the buildings now on said property, for the sum of Two Thousand Dollars (\$2,000.00), and upon payment of that amount, the Lessor will execute to the Lessee a Bill of Sale for said equipment, furniture and fixtures and will reduce the said rent from that time on to Seventy Dollars (\$70.00) per month, payable as above set forth.

It is understood and agreed that the Five Hundred Dollars (\$500.00) this day paid by the Lessee, shall be applied as rent payment for the proper number of months, during the last period of this said Lease.

WHEREAS, the Lessor has previously executed to the Lessee an option to purchase the above described properties and other properties said option being dated June 20, 1946, the Lessor agrees that should the Lessee exercise his said option that the Five Hundred Dollars (\$500.00) this day paid, shall be credited upon the said purchase price recited in said option. The Lessor further agrees that should the Lessee have purchased the equipment above referred to, for the said sum of Two Thousand Dollars (\$2,000.00) prior to the exercise of said option to purchase the lands, then the said Two Thousand Dollars (\$2,000.00) shall also be credited upon the said purchase price referred to in said option, and that upon the exercise of said option, this Lease shall terminate.

IT IS UNDERSTOOD AND AGREED that the Lessee will maintain the properties above leased in the same condition that they now are, reasonable wear and tear excepted.

IT IS FURTHER UNDERSTOOD AND AGREED that failure to pay rent for a period of two (2) months shall terminate this Lease.

IN WITNESS WHEREOF the said P. L. Bruce Livestock Company, by P. L. Bruce, Partner, has hereunto set its hand and seal this the 24th day of June, 1946, binding