

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

L. E. Spann owner/ lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Mr. & Mrs. R. V. Tompkins lessee,  
for the following use, viz.: Apartment #505 in duplex located at 505 Overbrook Road, Greenville, S. C. the

for the term of one year from May 15, 1947

and the said lessee  
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of SEVENTY FIVE AND NO/100

Dollars  
per month payable \$75.00 herewith for rent to June 15, 1947

In advance on the 15th day of each month thereafter.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Electric stove, electric refrigerator, electric hot water heater and oil furnace furnished by lessor, becomes a part of the property covered in this lease. The lessee covenants and agrees to replace or repair any damage to the property during the term of this lease except such as are produced by natural wear and tear. Said premises shall not be let or underlet by the tenant without the written consent of the lessor endorsed hereon. \$10.00 deposit to be put on the care of the apartment and door keys; to be returned to tenant when he leaves if everything is in order. No alterations shall be made to any part of the premises without written consent of owner/ lessor.

To Have and to Hold the said premises unto the said lessee his month to month executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from ~~xxxxxx~~ on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party two weeks ~~xxxxxx~~ written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 5 days ~~xxxxxx~~ arrear of rent, shall terminate this lease, if the lessor so desires. 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.  
Witness our hands and seals the 20th day of May 1947

Witness:  
L. D. Spann R. V. Tompkins (SEAL)  
Elmer L. Faircloth Mrs. R. V. Tompkins (SEAL)  
L. E. Spann (SEAL)

For Probate in connection with this Lease See Page 274 in this Book.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }  
PERSONALLY, comes Elmer L. Faircloth  
and makes oath that he saw the within named Mr. & Mrs. R. V. Tompkins  
sign and seal the within written instrument, and that he with L. D. Spann  
witnessed the execution thereof.

Sworn to before me this 20th day of May 1947  
L. D. Spann (L.S.) Elmer L. Faircloth  
Notary Public, S. C.



S. C. Stamps \$ 00 and 36 cents  
Recorded May 26 1947 at 4:34 o'clock P. M. BY:CLB