

pin at the Southeastern corner of property indicated on said plat as "R. T. Pickelsimer"; thence along the line of property of R. T. Pickelsimer and along the line of property indicated on said plat as "Myrtle P. Bramlett" N. 27-19 E. 181.9 feet to an iron pin on the Southern side of West Elford Street; thence along the Southern side of West Elford Street S. 62-35 E. 76.2 feet to an iron pin, the point of beginning.

The above described property consists of the following:

(a) The identical property conveyed to Paul Browning by Freddie D. Garraux by his deed dated March 15, 1939, and recorded in the R. M. C. Office for Greenville County in Deed Book 209, at page 290.

(b) The identical property conveyed to W. D. Browning by J. M. Geer by his deed dated September 20, 1918, and recorded in the R. M. C. Office for Greenville County in Deed Book 35, at page 542, and a strip approximately 20 feet in width along the extreme Western part of that property conveyed to W. D. Browning by Nannie P. Sloan by her deed dated November 8, 1904, and recorded in the R. M. C. Office for Greenville County in Deed Book NNN, at page 241; these properties are a portion of the property devised to Paul Browning by W. D. Browning by his will dated July 11, 1926, and which is of record in the Office of the Probate Judge for Greenville County.

2. TERM: To have and to hold the above described premises, together with the privileges, easements, and appurtenances thereunto belonging, subject, however, to the terms, conditions, and covenants expressed and declared herein, unto the Lessee, its successors and assigns, for a term of ninety-nine (99) years, beginning on the 1st day of January, 1953, and ending on the 31st day of December, 2051, unless this lease shall be sooner terminated as hereinafter provided.

3. QUIET ENJOYMENT: The Lessor hereby agrees with the Lessee that, conditioned upon the Lessee's observance and performance of the obligations entered into on its behalf, the Lessor warrants and will for the term hereof defend the peaceable possession and enjoyment of the leased premises unto the Lessee, its successors and assigns, against himself, his heirs, executors

F.B. - P
R.H.P