

State of South Carolina

JUN 6 1 51 PM 1958

County of Greenville

OLLIE FAIRBANKS WORTH  
R.M.C.

I, Bertha Lee Sims Huggett

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto Dee Sims

lessee

for the following use, viz.: Dwelling

the

Lot of land hereinafter described

for the term of Natural life of the lessee

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 Any rental that he the Lessee may obtain from sub-leasing the property less any amount expended by the said Lessee for repairs and upkeep of the dwelling and premises - Said Lessee to have full charge of the premises and to use his own judgment as to whom to rent and what repairs to be made

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 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.

All that piece, parcel or lot of land lying, being and situate in the County of Greenville, State aforesaid, containing 1 acre, more or less, and being bounded by lands formerly belonging to Willie O. Wham, lands formerly belonging to Mary Cook Stoddard, Babtown road, et al. being the same lot of land conveyed to me as Bertha Lee Sims by deed of Mary Cook Stoddard on June 26, 1948, of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 352, Page 1 - Said lot has a frame cottage dwelling thereon where I am now residing (My husband and I are planning to move to Virginia within a very short time.)

for and during the term of his natural life and to Hold the said premises unto the said lessee executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party

months 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 months 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 19th day of March, 19 58

Witness:

*(Handwritten signatures of witnesses)*

Bertha Lee Sims Huggett (SEAL)

Dee Sims (SEAL)

(SEAL)

(SEAL)

(SEAL)

