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OLLIE JAMES WORTH  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASE

This is an agreement between Mildred W. Bagwell and Carolyn W. Pitts, hereinafter called lessors, and J. A. Owens, hereinafter called lessee, entered into the 13th day of October, 1961.

(1) The lessors hereby lease unto the lessee, and his assigns, and the lessee hereby rents from the lessors:

ALL that tract of land in Greenville County on State Park Road, or S. C. Highway 253, containing five acres, more or less, and being the same property conveyed to the lessors by Daisy G. Burke on or about July 1, 1960.

(2) The lessee shall pay rent in the amount of \$55.00 per month, of which \$27.50 shall be paid on the first day of each month, and \$27.50 shall be paid on the 15th day of each month, during the term of the lease.

(3) The lessee agrees to return the premises in a condition of reasonable repair, normal wear and tear excepted. The lessee takes the premises in their present condition.

(4) In the event that either of the two houses is damaged by fire or other casualty, the lessors shall have the right to repair the same within a reasonable time if they wish, or to declare this lease cancelled. In the event that the destruction is of so great an extent as to render either house unsuitable for occupancy, the rent shall be abated in a reasonable amount until such house is made suitable for occupancy by repair.

(5) In the event that any payment is not made within 30 days after it shall become due, then the lessors may, at their option, cancel this lease and treat the lessee as a tenant holding over after the expiration of his lease.

(6) The term of this lease is 5 years, beginning October 15, 1961 and ending October 14, 1966.

(Continued on Next Page)