

STATE OF SOUTH CAROLINA

AGREEMENT

COUNTY OF GREENVILLE

WHEREAS, James E. Campbell and Ruby M. Campbell, Lessors, executed and delivered to Margaret I. Padgett, Lessee, a Lease dated February 4, 1964, for the following described property:

> All that piece, parcel or lot of land in the City of Greer, County of Greenville, State of South Carolina, and the buildings situate of South Carolina, and the buildings situate thereon, beginning at an iron pin on the south side of U.S. Highway No. 29, corner of property of L.C. Pearson and running thence with the Pearson line, 152.7 feet to an iron pin on the north side of Old U.S. Highway No. 29, now West Poinsett Street; thence with old U.S. Highway No. 29, 75 feet to a stake at the corner of Lloyd Street and old U.S. Highway No. 29; thence along the western side of Lloyd Street, N. 12-00 E. 237.2 feet to an iron pin at the intersection E. 237.2 feet to an iron pin at the intersection of Lloyd Street and the new U.S. Highway No. 29; thence along the U.S. Highway No. 29 S. 67-30 W. thence along the U.S. Highway No. 29 S. 67-30 W. 197.1 feet to an iron pin, the point of beginning.

The term of said Lease being for a period of twenty (20) years, beginning March 1, 1964, and ending February 28, 1984, at a rental price of One Hundred and Twenty (\$120.00) Dollars per month, payable on the first day of each month in advance; and,

WHEREAS, it is provided in said Lease that the Lessee has the permission and right to erect new buildings on the premises at her own expense, and is also charged with the responsibility for all repairs, maintenance and improvements thereon; and in order for the Lessee to make the desired construction and improvements on the leased property she finds it necessary to obtain a loan from the First National Bank of Greer for that purpose, and so that the said Bank may be protected in financing the costs of the improvements it is agreed by the Lessors as follows:

That the First National Bank of Greer may take an assignment of the Lease with all the rights thereunder from the said Lessee and also satisfactory security over the property she holds on the premises, and should the Lessee at any time fail to pay the monthly (Continued on next page)

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