

JUL 2 2 34 PM 1965

For True Consideration See Affidavit

Book 27 Page 151

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE (MRS) BSWORTH  
R.M.D.

LEASE

THIS LEASE AGREEMENT entered into this 1<sup>ST</sup> day of June, 1964, by and between W. THOMAS BROCKMAN, of Greenville, S. C., hereinafter called "LANDLORD", and SOUTHERN BANK AND TRUST COMPANY, Greenville, S. C., hereinafter called "TENANT",

W I T N E S S E T H:

For and in consideration of the rental payments to be made as hereinafter set forth, and of the mutual covenants herein contained, the Landlord does hereby agree to lease unto Tenant, and Tenant does hereby agree to take the following described premises:

All that certain piece, parcel or lot of land lying and being on the southerly side of East North Street, in the City of Greenville, S. C., and having according to a plat of the property of Dr. W. Thomas Brockman, made by Dalton & Neves, dated May, 1964, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, S. C. in Plat Book III, page 105, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East North Street, which pin is located 70 feet east of the southeasterly corner of the intersection of East North Street and North Irvine Street, corner of Wilkinson property, and running thence along the line of the Wilkinson property S 22-43 W 154.3 feet to an iron pin on the northerly side of a 10 foot alley; thence turning and running along the northerly side of said 10 foot alley S 66-43 E. 77.6 feet to an iron pin; thence turning and running N 23-13 E 154.3 feet to an iron pin on the southerly side of East North Street; thence turning and running with the southerly side of East North Street N 66-38 W 79 feet, to the point of beginning.

TOGETHER with the continuous right to use any rights-of-way owned or controlled by the Landlord, or the use of which the Landlord has a right to grant to tenant which are in use on the day of the execution of this lease, leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right-of-way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole, the use of which the Landlord has a right to grant to Tenant, or which the Landlord owns or controls.

TO HAVE AND TO HOLD the demised premises for a term of seventeen (17) years, commencing on the first day of June, 1964 and expiring on the 31st day of May, 1981, with the option to purchase the demised premises on May 31, 1981, all upon the same rents, terms, covenants and conditions as more fully set forth in a certain collateral indenture of lease of even date herewith, between the parties hereto, which by reference is made a part hereof.

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See Assignment to 887 Beale Estate for 887 Beale Book 848 Page 473