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Time Desire for Defect in Title. Lessor covenants that he is well seized of said premiters has good right to lease the same, and warrants and agrees to describe the theories and to reimburs and should lesse charmless from all damages and expenses which lesse can say suffer by reason of any restriction, encumbrance (s)—Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lieu on the demixed premites and improvements after by second due. It lessor should did not be been seen and obligations which are or may become a lieu on the demixed premites and improvements and the second of lessor, in which event the lessor is the test of a single state of a si	,		(6).—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should lessee for any reason be establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's in	prevented from
(Acknowledgment by Lessor) Altest: North Carriage. (Acknowledgment by Lessor) (Ack			of such termination. (7)—Damages for Defect in Title Hesser coverants that he is well existed of grid natural control to the rental obligation shall be pro-	rated to the date
IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written. Witness: Frank Garrison, Witness: W. L. McAlister. Attest: County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being duly swern says that MARKINGTON TO BE AND TO BE AN			fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction of defect in such title.	on, encumbrance
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IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written. Witness: Prank Garrison, Witness: W. L. McAlister. P. M. Huff (SRAL) THE TEXAS COMPANY (Lessee) By R. E. Dattner STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being suly swern says that ANTICONOMIC STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being suly swern says that ANTICONOMIC STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being suly swern says that ANTICONOMIC STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being suly swern says that ANTICONOMIC STATE OF SOUTH CAROLINA, County of Greenville. Swern to before me this. Any of the witness of the sweet of the Carolina Caroli	'		tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy	in said premises
Witness: W. L. McAlister. Attest: By E. E. Dattner (Acknowledgment by Lessor) STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me W. L. McAlister (witness) who being duly swern says that Assume will named P. M. Buff. Sing scaland as his act and deed, deliver the **MXXXXXXX** foregoing instrument for the purpose witnessed the execution thereof. Sworn to before me this 7ta day of N. P. M. Gifford. Sworn to before me this 7ta day of N. P. M. Gifford. The M. Gifford. The Text of County, S. C. or the State at Approved in writing by its Sales Manager or Assistant Sales Manager by signature Approved: Approved: Approved: Approved: Approved: Approved: Approved:	1		assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their respective	e successors or
Witness: W. L. McAlister. Attest: By E. E. Dattner (Acknowledgment by Lessor) STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me W. L. McAlister (witness) who being duly swern says that Assume will named P. M. Buff. Sing scaland as his act and deed, deliver the **MXXXXXXX** foregoing instrument for the purpose witnessed the execution thereof. Sworn to before me this 7ta day of N. P. M. Gifford. Sworn to before me this 7ta day of N. P. M. Gifford. The M. Gifford. The Text of County, S. C. or the State at Approved in writing by its Sales Manager or Assistant Sales Manager by signature Approved: Approved: Approved: Approved: Approved: Approved: Approved:	1 1 .]		
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Attest: By E. E. Dattner (Acknowledgment by Lessor) STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being duly swern says that DINAMENDATE AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASS			Witness: W. L. McAlister. P. M. Huff (SEAU)	(7)
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County of Greenville. Personally appeared before me. W. L. McAlister (witness) who being duly swern says that **Example of the saw the within named P. M. Ruff.** **Approved as to: Series. Control of the purpose of the swift of the sweet of the same of the			By M. D. D. URUGHE)
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Large. My commission expired the state at Approved as to: Terms. Configuration Description of Ctille County, S.C. or the State at Approved as to: Terms. Configuration Description of Ctille County, S.C. or the State at Below. Approved: Approved: Approved:		1	November 1	
Approved: X		1 6	F. M. Gifford. (L. S.) W. L. McAlistor	
Approved: X		L L	Approved as to: Terms. The plant of the Cavernor. Approved as to: Terms. The plant of the Cavernor. Description	
		1.1	A HIS SKICKBERL DOLD DIRDING ON THE TEVAS COMPANY	
Recorded January 14th 19232 . 3.30			below.	er by signature
			below. Approved:	er by signature

Vol. 137.	1	81
BALTER, Tring a control to co., compation, a. c. 53529	1:	-
LEASE		
AGREEMENT dated the 16th day of November 1931 by and between J. F. Hightower & Elizabeth Hightower, His wife	'	
Tigaruilla S C D F D	15	1 1
and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston, Taxas	•	111
(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Tigorville, R.F.D. County of Greenville S. C. described as follows:		1 1 1
County of Greenville S. C. described as follows:		
Beginning at an iron pin on the West side of U.S. Highway 25 eleven and	1	1 1
	. 1	11:
four-tenths miles North of the Travelers Rest, S. C., Post-Office and running North, abong west side of highway, 200 feet to a point, thence West 60 feet to a point, thence		
South 200 feet to a point, thence East 60 feet to the point of beginning.	1	
Property bound on the North, West and South by property of lessors and on the		
East by U. S. Highway \$25.		1 :
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T. T. Co. File No. 19192.		· i
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(2)—Term. TQ HAVE AND TO HOLD for the term of Five		: 1
Vears from and after the		
sixteenth day of November Nineteen Hundred warm thirty one (Nov. 16, (1931) but subject to termination by lessee at the end of the first year or any subsequent year upon thirty (30) days' written notice from lessee to lessor. Provided, however, that the lessee at its option may terminate this agreement at any time upon ten days prior	i	
weitten notice inevent of the cencellation or termination in any manner of that ceruain		
a series for against agreement' hetween The Texas Co. and J. W. Highbors Causu (OV, 19, 1991)	i i	
or any agreement supplementary thereto or in lieu thereof, either with the aforesaid J. F. Hightower or any other commission agent the Lessee might appoint.]	
(3)—Rental. Lessee agrees to pay the following rent for said premises:]	
A sum equal to one-cent (le) for each gallon of lessee's gasoline sold from	i	
said premises each month during the term here of, payable on the 10th day of each month		
next following the month for which payment is made.		
		i i
and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such default has been delivered to the Sales Manager of		
10 iessee at mouston, lexas, lessor shall then have the right to terminate this lease on thirty (30) days' notice to lessee. (and to paint same as and when (4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease. In the event of his failure to do in collection when the same way it is election either terminate the lease of this lease of this lease.	bi vi	on of sastA
and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such default has been delivered to the Sales Manager of lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) days' notice to lessee, and to paint same as and when (4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease, in the event of his failure to do in so, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or make the necessary repairs, at the expense of lessor, and have the right less to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, the use thereof by lessee is materially interfered with, the rent accruing during such period shall be abated.	7,	
sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee during the term of this or any previous lesse, or any		
extension or renewal thereof. (6)—Lessee's Right of Termination. Should the structure on said premises he destroyed by fire or storm or should lessee for any reason be prevented from		
establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's judgment become unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorated to the date		
of such termination. (7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and agrees to defend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction, encumbrance		
or defect in such title	ii	
(8)—Taxes and Encumbrances. Lessor argees to pay all taxes, assessments and obligations which are or may become a lieu on the demised premises and improvements as they become due. If lessor should fail to do so, lessee shall have the right either to make such payment for the account of lessor, in which event it shall be subrogated to all the rights of the holder of such bilien, and in addition thereto shall have the right to apply accruing rentals in satisfaction of such obliga-		
tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy in said premises and improvements for its own account.		
(9)—Successors and Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors or assigns.] [
al manuse of the first state of		
IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written. S. L. Styles. Elizabeth Hightower (SEAL)		
Witness: R. L. Harris. By: J. F. Hightower (SEAL) Witness: THE TEXAS COMPANY (Lessee)		
THE TEXAS COMPANY (Lessee) Attest: By E. E. Dattner.		
AWST		
(Acknowledgment by Lessor)		
STATE OF SOUTH CAROLINA, }		
County of Greenville. Personally appeared before me. S. L. Styles, (witness) who being duly sworp says that he saw the within		
sign, scale 10 deed, deliver the within written	1	
thar he with witnessed the execution thereof.		
Sworn to before me this day of November		
November A. D., 192-31 F. M. Gifford (L. S.) Notary Public for South Carolina. or the Space at Large. Com. expires at the Pleasure of the Go Approved as to: Terms. C. H. Barrett Description C. Barrett, Form B.E. Dowdy. This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature below.		
Notary Public for South Carolina. or the State at Large. Com. expires at the Pleasure of the Go	۱.	
Approved as to: Terms. C. H. BEPTOLL Description Use Assistant Sales Manager by signature This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature		
below. Approved:	1 1	1 1

IND OF DOC

END OF DOG

Recorded February 5th 192 32; at 8:30 __o'clock A. M.