

State of South Carolina)
County of Greenville) Lease.

The Surety Mortgage Company, lessor, in consideration of the rental hereinabove mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto M. Harry Grace, lessee, the following described piece of property:

Parkins Woodyard located on Augusta Street owned by Surety Mortgage Company as described in deed recorded in volume 149 Page 536, office of Register Messrs Conveyance, Greenville County, S.C., for the term of two years beginning May 1, 1936, and ending April 30th, 1938; and the said lessee in consideration of the use of said premises for the said term promises to pay to the lessor as rent as follows: \$10.00 Per Month Payable monthly in advance on the first day of the month. Payment for the first months rent to be made on execution of this lease.

The lessee hereby agrees to take the premises just as it stands and the lessor is not to pay any damages from leaks should any occur, and any repairs are to be made by lessee without cost to lessor.

To Have and to Hold the said premises unto the said lessee M. Harry Grace, his executors - administrators for the said term. The destruction of the premises by fire or making it unfit for occupancy or other casualty, will not affect this lease, neither will lessor have to replace building. The failure by the lessee to pay the stipulated rental within ten days from the due date thereof, shall terminate this lease, if the lessor so desires. At the expiration of this lease, or upon termination of lease as herein provided, the lessee agrees to vacate the premises immediately, and the lessee agrees 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 agrees not to sub-rent the property without the written consent of the lessor.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 28th day of April, 1936.

Witness
Wm. P. Anderson.
Robert R. Scales Jr.

The Surety Mortgage Company (Seal)
By M. M. Erwin, Secy.
M. Harry Grace. (Seal).

Witness.
Wm. P. Anderson.
Robert R. Scales Jr.

State of South Carolina)
County of Greenville)

Personally comes Wm. P. Anderson and makes oath that he saw the within named M. Harry Grace, sign and seal the within written instrument and that he with Robert R. Scales Jr, witnessed the execution thereof.



Sworn to before me this 28th day of April 1936.
Robert R. Scales Jr. (I.S.)
Notary Public for S.C. Wm. P. Anderson.

State of South Carolina)
County of Greenville)

Personally, comes Wm. P. Anderson and makes oath that he saw the within named Surety Mortgage Company, by its Secretary M. M. Erwin, sign and seal the within written instrument, and that he with Robert R. Scales Jr, witnessed the execution thereof.

Sworn to before me this 28th day of April 1936.
Robert R. Scales Jr.
Notary Public for S.C.

Wm. P. Anderson.



Lease Recorded Jan. 18th, 1937, at 1:30 P. M.

END OF DEED