

FILED GREENVILLE CO. S.C. 9 21 AM 1965

STATE OF SOUTH CAROLINA AUG 13 9 21 AM 1965
COUNTY OF Greenville, S.C.

THIS LEASE, made this 11 day of August

in the year of our Lord One Thousand Nine Hundred and 65, by and between

A. L. Johnson E. D.

of the one part, hereinafter called Lessors, and E. D. Clements

of the other part, hereinafter called Lessee, both of said County and State, WITNESSETH:

That the Lessors, in consideration of the agreements and covenants hereinafter mentioned to be fulfilled by the Lessee, do hereby demise and lease to the said Lessee, his Heirs, Executors and Administrators, for the period of Two Years

commencing the 1st day of Sept, 1965

and ending the 1st day of Sept, 1967

the following described premises, to wit: 3-Bed Room Kit + Dry Pan b.

and Living Room tw. Bath Full Basement, double carport
Back House located at Welcome View Drive Rt 8, Greenville
S.C.

the said premises to be used as a Dwelling
upon the following terms and conditions:

The Annually rent during said term shall be \$ ~~110~~ 2640
Twenty Six, Forty Dollars, which the Lessee

agrees to pay in 24 payments of \$ 110⁰⁰ on the 10th day of each month, in advance.

The Lessee further agrees to pay for water, gas and electric lights and to pay for same promptly when bills are presented, and in event default shall be made in the payment of said bills, said unpaid bills, shall be defined and construed to be arrears in rent and collected as such.

The Lessee further agrees not to sub-let the premises without the written consent of the Lessors; to make no unlawful or offensive use of the premises; to keep same in good repair, replace all broken glass, and assure all liabilities of breaks in water pipes and connections thereto, caused by negligence, to unstop all waste pipes, and in event of any such troubles will remedy them without expense to owner; and to deliver the premises at the end of the term or upon lawful termination of this lease in as good order and repair as when first received (natural wear and decay excepted).

The Lessee further agrees to replace all lost or broken keys; to notify Lessors of any leak in roof promptly and not to make any alterations without consent of Lessors. The Lessors agrees if the water pump stops, city water will be conected.