

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

THIS AGREEMENT made and entered into this 1st day of April, 1947, by and between E. D. Mason, Sr., Party of the First Part, as LESSOR, and E. E. Mason, Jr., Party of the Second Part, as LESSEE,

WITNESSETH.

1. That the said E. D. Mason, Sr., as Lessor, for the consideration, upon the terms and subject to the conditions set out below herein, has demised and leased and by these presents does hereby demise and lease unto the said E. E. Mason, Jr. as Lessee, and the said Lessee does hereby take as tenant from the Lessor the following described property situate, lying and being in the State of South Carolina, County of Greenville, and just outside the corporate limits of the City of Greenville, being known and designated as No. 1911 Buncombe Road. There is situated on this property a six room dwelling house.

2. This lease is made for a period of five (5) years and begins April 1, 1947, and ends March 31, 1952.

3. As consideration for this lease the said E. E. Mason, Jr. does hereby expressly agree, promise and bind himself to pay to the Lessor as rent for said premises the sum of Three Hundred (\$300.00) Dollars per year, the same being payable in monthly installments of Twenty-five (\$25.00) Dollars each, the first installment falling due and payable on April 30, 1947, and one of the remaining installments falling due and payable on the last day of each and every month thereafter during the entire period of this lease.

4. It is expressly understood and agreed that the Lessee shall have the right and authority to alter, remodel, add to or change said residence so as to convert the same and make it into apartments or an apartment and shop or store and that such shop is to be used for the conduct of the business of plumbing, general merchandise or any other lawful business.

5. All costs and expenses of such alterations, additions and remodeling shall be paid by the said E. E. Mason, Jr., as Lessee and all such changes, additions or improvements shall belong to and be the property of the Lessor and at the expiration of this lease shall be turned over and delivered to him with the other property in good condition, reasonable wear and tear excepted.

6. It is expressly understood and agreed that the Lessee shall have and is hereby given the right and authority to assign this lease in whole or in part or to sublet any part or all of said leased premises or any interest therein.

7. In the event the property described herein is without the fault of the Lessee damaged by fire or other casualty to such extent that it is rendered untenable, it is understood that the rent will be adated or reduced for the period during which the said property is unfitted for occupancy; the total destruction of said property by fire or casualty will at the option of either party terminate this lease.

8. If the above leased premises shall be deserted or vacated or if any default be made by the Lessee in any of the monthly payments herein provided for and required to be made, or if default be made by the Lessee in the faithful performance and carrying out of any of the covenants, agreements and conditions of this lease, the Lessor shall have the right, without notice to the Lessee or to any other person, to reenter the said premises by force or otherwise and dispossess and remove therefrom the occupants thereof and the Lessor may at his option either declare this lease terminated or may pursue and enforce through legal proceedings or otherwise his legal rights as Landlord or Lessor against a tenant in default.