

TITLE TO REAL ESTATE

13. It is understood and agreed that the Lessor does, for the term of this lease, give and grant to the Lessee the easement or right to construct a pipe line across his property from the property herein demised to the right of way of the Charleston and Western Carolina Railway Co. Said easement shall be ten (10) feet in width and Lessee shall have the right to go upon said strip for the purpose of constructing, repairing, maintaining and operating said pipe line.

14. The Lessor does hereby agree to pay promptly when due, all insurance premiums on policies insuring the premises herein demised and all real estate taxes and assessments which may be levied against said property.

15. It is understood and agreed that the Lessor shall not, during the term of this lease, sell or otherwise dispose of the premises herein demised in whole or in part without giving Lessee a thirty (30) day option within which to purchase said premises on the same terms and conditions as those on which Lessor is willing to make such sale to any other party.

Lessor shall notify Lessee of said terms and conditions and submit any bona fide offer which Lessor may have received. If Lessee elects to exercise his rights hereunder he shall give notice in writing within thirty (30) days after receipt of notice of the terms and conditions and the closing shall take place within sixty (60) days thereafter; at which closing, Lessor, his heirs or assigns, shall deliver to Lessee, his heirs or assigns, a good and valid warranty deed conveying a good and marketable title to said premises.

16. The Lessor covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

17. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their hands and seals this year and day first above written.

WITNESS:

A. C. Mann

J. B. Hall

Walter W. Goldsmith (SEAL)

Lessor

C. F. McCullough (SEAL)
Doing business as McCullough Oil Co.
Lessee

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

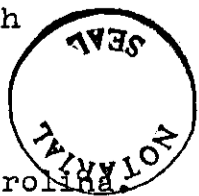
PERSONALLY appeared before me J. B. Hall who, being duly sworn, says that he saw the within named Walter W. Goldsmith, Lessor, and C. F. McCullough, doing business as McCullough Oil Company, Lessee sign, seal and as their act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that he with A. C. Mann witnessed the execution thereof .

J. B. Hall

SWORN to before me this 9th day of July, 1947.

A. C. Mann (LS)

Notary Public for South Carolina



S. C. Stamps \$7.92

Recorded July 9th, 1947 at 10:00 A.M. #13228

.By:M.R.