

State of South Carolina,  
County of GREENVILLE

DEC 13 9 51 AM 1947

OLLIE EARNSWORTH  
R.M.C.

C. A. WYATT

his heirs and assigns, in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto

Jos. W. Cook Jr. Atty. In Fact for John C. Prosch lessee

for the following use, viz: residential purposes only, Eastern half of Eastern duplex apartment now being constructed on N/S-Ev. Paris Rd. the Five room apartment

for the term of One Year, beginning on or about January 1, 1948 or upon completion of apartment

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

SEVENTY FIVE AND NO/100 Dollars

per Month payable in advance before the 10th day of each month.

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The parties agree that the rent will begin on or about January 1, 1948, or as soon as apartment is completed and ready for occupancy. The rent commences the day lessee takes possession of the premises and rent for the first month shall be pro-rated. Lessee has paid one month's rent \$75.00.

To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party two months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or One months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 12 day of December 1947

Witness: [Signatures]

John C. Prosch (SEAL)  
By: Jos. W. Cook Jr. Atty. In Fact (SEAL)  
C. A. Wyatt (SEAL)  
(SEAL)  
(SEAL)