

the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Echols Street at the corner of lot now or formerly belonging to John Jennings, which point is approximately 163 feet Southwest of Buncombe Street, and running thence along the West side of Echols Street, S. 54-30 W. 50 feet to an iron pin on Echols Street at a point opposite an alley which bounds the City of Greenville property on the North; thence N.  $36\frac{1}{2}$  W. 105 feet, more or less, to an iron pin; thence N. 54-30 E. 50 feet to an iron pin; thence along the line of the lot of John Jennings, S.  $36\frac{1}{2}$  E. 105 feet to the beginning corner. The above lot is shown on the City Block Book at Sheet No. 21, Block 2, Lot No. 23, being the same lot of land conveyed to the Lessors by Clarence B. Pearce by deed recorded in Deed Book 360, Page 76, R. M. C. Office for Greenville County, S. C.

III.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments, appurtenances and easements thereunto belonging, or in anywise appertaining, unto said Lessee, for the full term of Fifteen (15) years, beginning the first day of January, A. D. 1949, and ending the thirty-first day of December, A. D. 1964, the said Lessee yielding and paying for the same unto the said Lessors, the rent reserved in advance, as stated and enumerated in the section hereof next below:

IV.

The Lessee shall pay to the said Lessors during said term, and covenants and agrees to pay as rent reserved, the sum of One Hundred Fifty Three and 50/100 (\$153.50) Dollars on or before the 1st day of January, A. D. 1949, and the sum of One Hundred Fifty Three and 50/100 (\$153.50) Dollars on or before the 1st day of each and every the one hundred seventy-nine (179) successive calendar months thereafter

V.

The above described premises are now unimproved, and the Lessors, as a part of the provisions of, and as an essential and