

JUN 8 12 00 PM 1949

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: That we, Charles P. Efstration and
Cathie E. Efstration, hereinafter designated as the Lessors, for and in consider-
ation of the rental hereinafter provided, do grant, bargain and lease unto
Plunkney L. Baulknight, Jr., hereinafter designated as the Lessee, the five (5)
rooms in the rear of the upper story of that house situate on the East side of
North Spring Street designated as 114 Spring Street, in the City of Greenville,
for the term of three (3) years beginning on the 15th day of August, 1949, and the
said lessee in consideration of the use of the premises for the term specified
herein, promises and agrees to pay to the Lessors the sum of Sixty (\$60.00) Dollars
per month as rent, said rent being payable in advance on the 15th day of August,
1949, and on the 15th day of each succeeding month thereafter for the full term
provided for in this lease.

It is mutually understood and agreed that the lessee is to defray the
cost of all inside maintenance of and improvements to the property. The lessee
is to also pay his current electrical and water bills and is to furnish his own
heat at his own expense.

The lessee is not to sublet the premises without the written consent of the
lessors, which consent shall not be arbitrarily withheld.

Any fixtures installed on the premises by the lessee are to remain his
property and are to be removed at the termination of this lease, he making such
repairs as may be necessary as the result of the removal.

The lessors are to maintain the outside portion of the premises and the
roof in a tenable condition at their expense.

Complete or partial destruction of the premises by fire shall not terminate
this lease, but the lessors may make repairs or restore the building to its former
condition within a reasonable time and the payment of rent shall be suspended
during that period.

One month's arrears in rent shall terminate this lease.

