

of Townes Street N. 17-30 E. 45 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Lessor by Aurelia T. Rison by her deed dated November 23, 1951, and recorded in the R. M. C. Office for Greenville County in Deed Book 461, at page 361.

2. TERM: To have and to hold the above described premises, together with the privileges, easements, and appurtenances thereunto belonging, subject, however, to the terms, conditions, and covenants expressed and declared herein, unto the Lessee, its successors and assigns, for a term of ninety-three (93) years and three (3) months, beginning on the 1st day of December, 1958, and ending on the 29th day of February, 2052, unless this lease shall be sooner terminated as hereinafter provided.

3. QUIET ENJOYMENT: The Lessor hereby agrees with the Lessee that, conditioned upon the Lessee's observance and performance of the obligations entered into on its behalf, the Lessor warrants and will for the term hereof defend the peaceable possession and enjoyment of the leased premises unto the Lessee, its successors and assigns, against the Lessor, the Lessor's heirs, executors and administrators and against every person whomsoever lawfully claiming or to claim the same or any part thereof and against the lawful omissions, acts, disturbances, claims and demands of any person or persons whatsoever, except as hereinafter stated, and except as to such portion of the leased premises, if any, as shall be taken under power of eminent domain, and except as to claims and demands directly resulting from acts or omissions

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