

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

LEASE OF LAND FOR PASTURE PURPOSES

This lease is entered into this 5th day of August, 1961, by and between W. C. Henson and Beatrice Henson, said co-owners being referred to hereinafter as the Landlord, and George Earl Smith, hereinafter referred to as the Tenant, witnesseth:

The Landlord, in consideration of the promise of the Tenant to erect adequate fencing around the leased property, to keep same in good repair and to use said property as pasture purposes, hereby rents and leases to said Tenant, to occupy and use for pasture purposes, the following real estate located in Bates Township, Greenville County, State of South Carolina, town of Marietta, being generally described as follows: Being the rear portion of the land of the Landlord, adjoining land of the Tenant and running around the line of Tenant on the West side to an old fence; thence following old fence to the Epps property line; thence down said line to a point in rear of dwelling of Landlord; thence in a circular line around the dwellings of Landlord to the beginning corner, being designated by the fencing that will be erected by the Tenant.

The term of this lease shall be for ten (10) years, from August 5, 1961 to August 5, 1971.

It is mutually agreed that the Tenant shall use for his own purposes the land described herein and also a small barn located on the premises for the pasturing of any type of cattle. No timber shall be cut or removed from premises.

It is further mutually agreed that in the event that this lease shall need to be terminated for reasons of the Landlord such as the need to convey or other such financial emergency, the Landlord shall reimburse the Tenant for such expense as he shall have incurred in the improvement of property, and th Landlord shall give the Tenant a 90 days notice in such and event.

In witness whereof, we have hereunto set our names and seals this 5th day of August, 1961.

W. C. Henson (L.S.)

Beatrice Henson (L.S.)

Landlord

George Earl Smith (L.S.)

Tenant

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For Subordination of Lease see R. E. M. Book 972 Page 78.