VOL. 32. TITLE TO REAL ESTATE.

Wilkins Cagle sign, seal and as his act and deed deliver the within written instrument and that he with Hattie C. Cagle witnessed the execution the reof.

Sworn to before me this 28, day

of January A.D. 1915.

Ernest Bridges.

Alvin H. Dean (Seal)

Notary Public for S.C.

Recorded for January 29th, 1915.

State of South Carolina.

County of Greenville.

This indenture made this the 1st day of /////////// February 1915.

I, C.F. Dill of the City of Greenville, in the State and County aforesaid, hereafter known as the Lessor, do lease unto R.H. Benchoff and J.H. Schockley also of the said City of Greenville, hereafter to be known as the Lessees, my two story, brick building, which is in the West side of Main Street, in said City of Greenville and which is known as No. 209, North Main Street and which has been occupied by the W.H. Cobb Company, as a five and ten cents store, for the term of five years, from the first day of February 1915, to be used, exclusively as a five and ten cents store. The Lessees agree to pay as rent for said building and premises, the sum of Fifteen hundred (\$1,500.00) per year, for the first two years, payable one hundred and twenty five (\$125.00) dollars per month, in advance; For the next three years, commencing February first 1917, eighteen hundred (\$1,800.00) dollars per year, payable one hundred and fifty (\$150.00) dollars monthly in advance.

Said monthly installments or payments are to be deposited in the Peoples National Bank, in the said City of Greenville, to the credit of the Lessor, unless otherwise directed by the Lessor.

It is further understood and agreed that the Lessees are to pay all water, heating and illuminating charges connected with said store, during the life of this lease.

It is further agreed that the Lessor is not to be held responsible for any damage done to goods placed in said building, on account of leaking roof, bursting of water pipes, escaping gas or in any way the same may become damaged; But in case the said Lessor is notified by the Lessees, that a leak has occurred in the roof, the Lessor is to have the same repaired as soon as possible, after such notification.

That the Lessees are to give a good and sufficient surety bond, in the sum of Three Thousand.

(\$3,000.00) guaranteeing their agreements, as set forth in this lease, to the Lessor, at the time of the execution of this lease.

At the expiration of this lease, the Lessees are to quit and deliver up said premises to the Lessor, his heirs or assigns, in as good condition, reasonable wear and tear thereof, fire and other unavoidable casualties excepted, as the same now is and in case of accidental fire at any time during the life of this lease, said Lessor shall proceed to put said premises in repair and the said lessees hereby agree to accept such lease on the terms aforesaid; It is further agreed that if such accidental fire does occur in said building and the Lessees continue to do business -

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