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State of South Carolina,

County of Greenville.

Lease of Real Estate,

Know all men by these presents:

That this agreement, made this the 8th day of September, 1931, by and between Mechanics Building and Loan Association hereinafter called the lessor, and R. M. Cain, hereinafter called the lessee, Witnesseth:

That in consideration of the rental hereinafter set out, the lessor has granted, bargained, and released, and by these presents does grant, bargain, and release unto R. M. Cain, lesses, the following described property;

"All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, on the east side of Brown street, described as follows;

"Beginning at an iron pin on the east side of Brown Street 150 feet S. from the corner of East Washington street and Brown street intersection, and running thence S. 69-30 E. 103 feet to an iron pin; thence S. 21-55 W. 50 feet along line of Lot No. 7, to an iron pin; thence N. 69-39 W. 101.7 feet to an iron pin on the east side of Brown Street; thence along said east side of Brown street N. 21-07 E. 50 feet to the beginning corner, this being the southern portion of Lot No. 8 as shown on plat recorded in the office of the R. M. C. for Greenville County in plat Book "C", page 59, and is the same property conveyed to the lessor herein by the lessee by deed dated Sept. 8, 1931, and not yet recorded."

This lease shall be for a term of three years and four months, beginning on the 1st day of September 1931, and terminating on the 31st day of December, 1934, and the said lesses, in consideration for the use of said premises for the said term, agrees to pay said lessor the sum of Seventy-Five and no/100 (\$75.00) Dollars per month for the months of September, October, November and December of 1931, payable monthly in advance; and beginning on the 1st day of January, 1932, the lessee agrees to pay the sum of One Hundred and no/100 (\$100.00) Dollars per month, payable on the 1st day of January, 1932, and on the first day of each and every month thereafter, in advance, until the expiration of said term.

To have and to Hold the said premises unto the said lessee, his executors, administrators and assigns for the said term.

And it is understood and agreed by the parties hereto, that this lease shall remain in full force and effect for the full term hereof, but the destruction of the premises by fire or other casualty, or thirty days arrears of rent, shall at the option of the lessor, terminate this lease; and in event that the rent shall become more than thirty days in arrears, the lessor herein, at his option, may declare the whole amount of said rent for the entire term, due and payable, and said lessor may move against and dispose of any security or collateral deposited with, or which may be deposited with the lessor by said lessee.

It, is further understood and agreed that the lessee has executed and delivered to the lessor a certain note and mortgage, of even date herewith, in the sum of Three Thousand, Nine Hundred and no/100 (\$3900.00) Dollars, secured by mortgage on certain real estate in and near the City of Greenville, as security for the faithful performance of this lease, and that said mortgage is co-extensive with this lease, and the performance of this lease shall likewise constitute a performance of the conditions of said note and mortgage, and when this lease shall

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