

TITLE TO REAL ESTATE

STANDARD FORM NO. 1-1937

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE

July 23-1940
1952

This Indenture made and entered into this the 7th day of July, 1937, by and between C. S. Hall and wife, (herein called Lessors), and Charles R. Thompson, (herein called the Lessee);

Witnesseth:

That for and in consideration of the sum of Fifty and no/100 (\$50.00) Dollars, in hand paid (receipt of which is hereby acknowledged) to the Lessors by the Lessee, and of the Agreement hereinafter contained, the Lessors do hereby grant, bargain and let unto the Lessee that tract of land situated on both sides of Highway #25, about thirty (30) miles North of Greenville, South Carolina, and known as Chestnut Springs Lands, and containing about 134 acres, with all buildings and appurtenances thereon; this tract being the same tract now occupied by the Lessee under a lease from the Lessors, the lease to which expires on January 1, 1940; the present lease to begin at the expiration of that lease, to-wit: Jan. 1, 1940, or such other time as that expires, and to run until July 7, 1945.

And the Lessee, for and in consideration of the letting of said premises to him, contracts, covenants, and agrees to pay to the Lessors the sum of One Hundred Twenty Five (\$125.00) Dollars per annum, payable during the month of January of each year, as rental for said premises.

In Witness whereof the parties herein have hereunto affixed their hands and seals the day and year first above mentioned.

Ernest Pruitt
(Witness)

T. H. Bobo
(Witness)

Ernest Pruitt (Witness)

T. H. Bobo (Witness)

C. S. Hall

Mrs. C. S. Hall

LESSORS.

Charles R. Thompson,
LESSEE.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Ernest Pruitt and made oath that he saw the within named C. S. Hall and his wife, Mrs. C. S. Hall, and Charles R. Thompson, sign, seal and as their acts and deeds deliver the within written lease for the uses and purposes herein mentioned, and that he, with T. H. Bobo witnessed the execution thereof.

Sworn to and subscribed before me
this the 8th day of July, 1937

Mary M. Rast (SEAL)

Notary Public for S. C.



S. C. Stamps \$0.28

Ernest Pruitt

SATISFIED AND CANCELLED OF
RECORD 23 DAY OF July 1940
Clara J. Barnard
R. M. C. FOR GREENVILLE COUNTY, S. C.
1:03 O'CLOCK P.
#10528
#8874

Recorded this the 8th day of July, 1937 at 5:14 P. M. #8874

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, I, Emma Day Brooks, did heretofore on June 12, 1924, by my deed which is recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 83, at page 234, convey to Margaret E. Brown all that certain lot of land situate on the north side of Hillcrest Drive, near the City of Greenville, S. C., known and designated as Lot No. 3 of Block "F", on plat of Highland Terrace, which plat is of record in the R. M. C. Office for Greenville County, S. C., in Plat Book "E", pages 102, and 103; and

WHEREAS, the following conditions were imposed on said property by me, to-wit:

- (1) That the property is not to be sold, rented or otherwise disposed of to any person or persons of African descent.
- (2) That no liquor or ardent spirits are to be sold on said property.
- (3) That no house shall be built on the said lot herein conveyed to cost less than two thousand (\$2,000.00)
- (4) That no building shall be erected on said lot nearer than twenty-one (21) feet of the property line and same shall face Hillcrest Drive.
- (5) That no use shall be made of said lot, or any part thereof which would constitute a nuisance or impair the value of any of the neighboring lots.
- (6) That for breach of any of the conditions herein above mentioned the said lot of land herein conveyed shall revert to the grantors, their heirs and assigns; and

Whereas, the last mentioned restriction in said deed provided that the said conditions were conditions subsequent and that upon a violation of same title to the property would revert to the grantor, her heirs and assigns; and