

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. A. ASHMORE, LESSOR, in consideration of the rental hereinafter mentioned, have granted bargained, and released, and by these presents do grant, bargain and lease unto RUSH THACKSTON, HIS HEIRS AND ASSIGNS, LESSEE the property described below:

All that piece, parcel and lot of land on the South side of West Court Street, Greenville, S. C. now used as a Parking Lot. This lease includes all of the land East and South of the small brick building occupied by the Lessor and used as a Dry Cleaning Plant.

This lease shall continue for a term of one year beginning August 1, 1946 and ending August 1, 1947 and the lessee in consideration of the use of said premises, for, the said term, promises to pay the lessor the sum of \$200.00 (Two Hundred) per month payable in advance on or before the first day of each month, the first payment being due August 1, 1946.

Should the Lessee elect to renew this lease for a term of one year, then in that event, the Lessee shall by notice in writing, notify the Lessor, his heirs or assigns, at least 90 (ninety) days prior to the expiration of the term hereby created, of such intention to renew the said lease. At the end of this term, should he again desire to renew this lease for the term of another year, then and in that event, the Lessee shall by notice in writing notify the Lessor, his heirs and assigns, at least 90 (ninety) days prior to the expiration of this term hereby created, of such intention to renew the said lease. The Lessee may renew the lease from year to year as outlined for a period not exceeding a total of five years.

The Lessor hereby agrees to allow the Lessee to assign this lease provided the Lessor approves the assignee. The Lessor further agrees that he will not unreasonably withhold his approval.

In the event the Lessor should desire to sell the property herein leased during the term of this lease, he shall first offer it to the Lessee at the price which it is offered for sale. The Lessor further agrees not to sell the property to anyone else at a price less than that at which it is offered to the Lessee.

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

Should the Lessee become more than one month in arrears of rent, the Lessor may at his option terminate the lease.

Witness our hands and seals, the 1st day of July 1946

Witness:

Willie Mae Watson
Frank G. Carpenter

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared Frank G. Carpenter and makes oath that he saw the within named W. A. Ashmore and Rush Thackston sign and seal the within instrument, and that he with Willie Mae Watson witnessed the execution thereof.

Sworn to before me this 1 day of July 1946.

John T. Douglas
Notary Public S. C.

Frank G. Carpenter

S. C. Stamps 96¢

Recorded February 3, 1947 at 2:37 PM 2192 BY:CLB

This Lease is hereby cancelled
The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 1st day of April 1947
Witness: W. A. Ashmore
M. Rush Thackston
Witness: Ollie Jamesworth
L. S. 1947
GREENVILLE COUNTY, S. C.
No. 6268
SATISFIED AND CANCELLED
DAY OF April
R.M. JAMESWORTH
NOTARY PUBLIC

