

State of South Carolina,
County of Greenville.

This contract and lease agreement entered into this 4th day of April, 1932, by and between Mrs. Rosa K. Ashmore, party of the 1st part and Wm. R. Timmons, party of the second part.

Party of the first part leases to party of the second part that certain triangle or lot of land on the South side of Pendleton Street in the City of Greenville, beginning at an iron pin on Pendleton Street at the corner of the old Shuman Estate property and running thence along said pendleton Street in an Easterly direction fifty (50) feet to a point; thence in a straight line in a Southerly direction perpendicular to Pendleton Street to that point at which said line intersects the Eastern Boundary line of the Shuman Estate lot; thence in a North-ern or North-westerly direction along said eastern boundary line of the said Shuman Estate lot to the point of beginning on Pendleton Street, ----for a period of fifteen years at a rental of Twenty (\$20.00) per month, payable monthly in advance on May 1st, 1932, and on the 1st of each month thereafter till the expiration of the lease term.

Party of the second part agrees to pay the aforementioned rental on the 1st of each month as stated above and it is agreed that if said rent is not paid within 30 days after its due date, party of the first part shall have the right to terminate the lease at his option.

Party of the first part hereby gives party of the second part an option to purchase above described lot of land at any time during the period of this lease for the sum of Three thousand dollars; also the right to sub-lease said lot and to pave and use the ten feet drive-way adjoining the above described lot, jointly with the owners or occupants of the remainder of the property owned by the party of the first part; also to erect pumps or other filling station equipment on said lot (but not on the drive-way), and to remove any such equipment at the termination of this lease. It is further agreed that the monthly rent payments shall be made to the owner.

Signed, sealed and delivered in the presence of:

Isabel A. Cromer.
J. Fred Ashmore,

Rosa K. Ashmore,
Wm. R. Timmons.

State of South Carolina,
County of Greenville.

Personally appeared before me J. Fred Ashmore, who being duly sworn, states that he saw Mrs. Rosa K. Ashmore, sign, the within lease and agreement and that he with Isabel A. Cromer witnessed the execution thereof.
Sworn to before me this 4th day of April 1932.

R. P. Gains,

J. Fred Ashmore.

Notary Public for S. C.

April 20, 1932.

Mr. Wm. R. Timmons,
Greenville, S. C.

Dear Sir:

This will acknowledge receipt of \$240.00, paid to me by you on lease in your favor signed by Mrs. Rosa K. Ashmore, and I acknowledge said lease to be senior to my mortgage as long as the rent is promptly paid. The above amount represents one year's rent on the little triangle rented to you. Above mentioned lease is for 15 years and recorded in book _____, page _____ and it is hereby declared senior to my mortgage recorded in mortgage book 221, at page 121.

In presence of:

Isabel A. Cromer,
John H. Sowers,

Mrs. Lillian M. Lunney,

State of South Carolina,
County of Greenville.

Personally appeared before me Isabel A. Cromer, who being duly sworn, says that she saw the above release signed by Mrs. Lillian M. Lunney, and that she with John H. Sowers, witnessed the execution thereof.

Sworn to before me this 20th day of April 1932.

Isabel A. Cromer.

Frances Williams,

Notary Public for S. C.

S. C. Stamps \$1.44

Recorded this the 23rd, day of April 1932, at 5:06 P. M.