

Greenville, S. C.

April 14th, 1934

I, A. B. Carson, owner of the house and lot located at Number 105 Oregon Street, Greenville, S. C., do hereby lease said house to R. S. McIver for the period of one (1) year, beginning April 15th, 1934. The rent for the first six (6) months shall be at the rate of \$20.00 per month and the rent for the second six (6) months shall be at the rate of \$25.00 per month and the said R. S. McIver hereby agrees to pay same monthly in advance.

At the end of the first year, namely April 15th, 1935, I give said R. S. McIver the option of renting said house for the year beginning April 15th, 1935 and ending April 15th, 1936 and the rent for this period shall be \$25.00 per month or a slight increase but under no condition shall the rent for the second year be more than \$30.00 per month.

It is my belief that the roof is in good condition and does not leak, that the fire-place and chimney, the kitchen flue, and the water and sewer facilities are also in good condition, but if at any time during this lease R. S. McIver has any trouble with any of the above mentioned, same will be repaired or fixed by me, said A. B. Carson, Owner, at my expense.

I hereby give said R. S. McIver permission to improve the house and yards as he sees fit, and at his expense.

Signed and Witnessed this 14th day of April, 1934.

Witnessed:

Annie R. Carson,
Grady Whitmire.

Signed: A. B. Carson,
A. B. Carson, Lessor
R. S. McIver,
R. S. McIver, Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me Grady Whitmire, who being duly sworn says that she saw A. B. Carson, as Lessor and R. S. McIver as Lessee, sign, seal and deliver the foregoing lease, and that he with Annie R. Carson witnessed the execution thereof. Sworn to before me this 14th day of April, 1934.

Grady Steadman, (D. S.)
Notary Public for S. C.

Grady Whitmire.

S. C. Stamps \$0.12

Recorded this the 18th day of April, 1934. at 11:35 A. M.